

CREATION RE
CBRE



UP RAIL CAPABLE



SOURCE
BUSINESS
CENTER

811 W WARNER RD | TEMPE, AZ

**±144,885 SF
INDUSTRIAL BUILDING
WITH 6 AC OF YARD**

PROJECT FEATURES

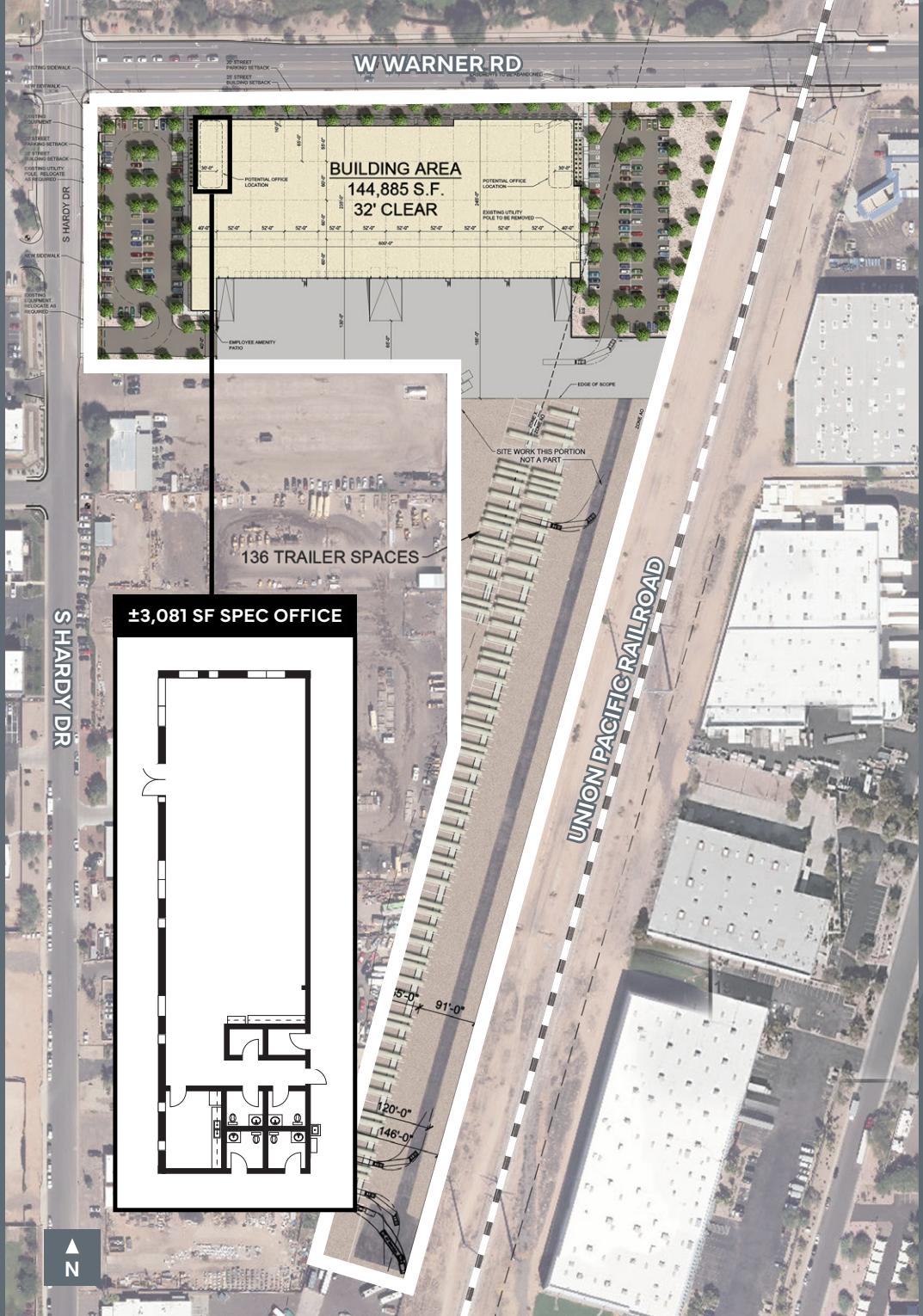
 Zoned GID,
City of Tempe

 UP Rail Spur
Capable

 6 AC Yard
Available for IOS
or Vehicle Parking

 Outdoor Tenant
Amenity Area

 Close Proximity
to Full Diamond
Interchanges on
I-10 & Loop 101



BUILDING FEATURES

BUILDING SIZE:
±144,885 SF

CLEAR HEIGHT:
±32'

COLUMN SPACING:
±52' x ±60'

SPEED BAYS:
60'

DOCK DOORS:
31

DRIVE INS:
4

POWER:
3,000A 277/480

TRUCK COURT DEPTH:
±130'- ±180'

AUTO PARKING:
206 Stalls

MAKE-READY IMPROVEMENTS

OFFICE:
±3,081 SF Spec Office

DISTRIBUTION GEAR:
Electrical Distribution Gear

HVAC:
Warehouse HVAC

PIT LEVELERS:
6 Mechanical Pit Levelers
(40,000lb SERCO
mechanical pit levelers)

LIGHTING:
Warehouse LED Lighting





LOCATION HIGHLIGHTS



EXCELLENT ACCESS TO
I-10, Loop 101, and
Loop 202 Freeways



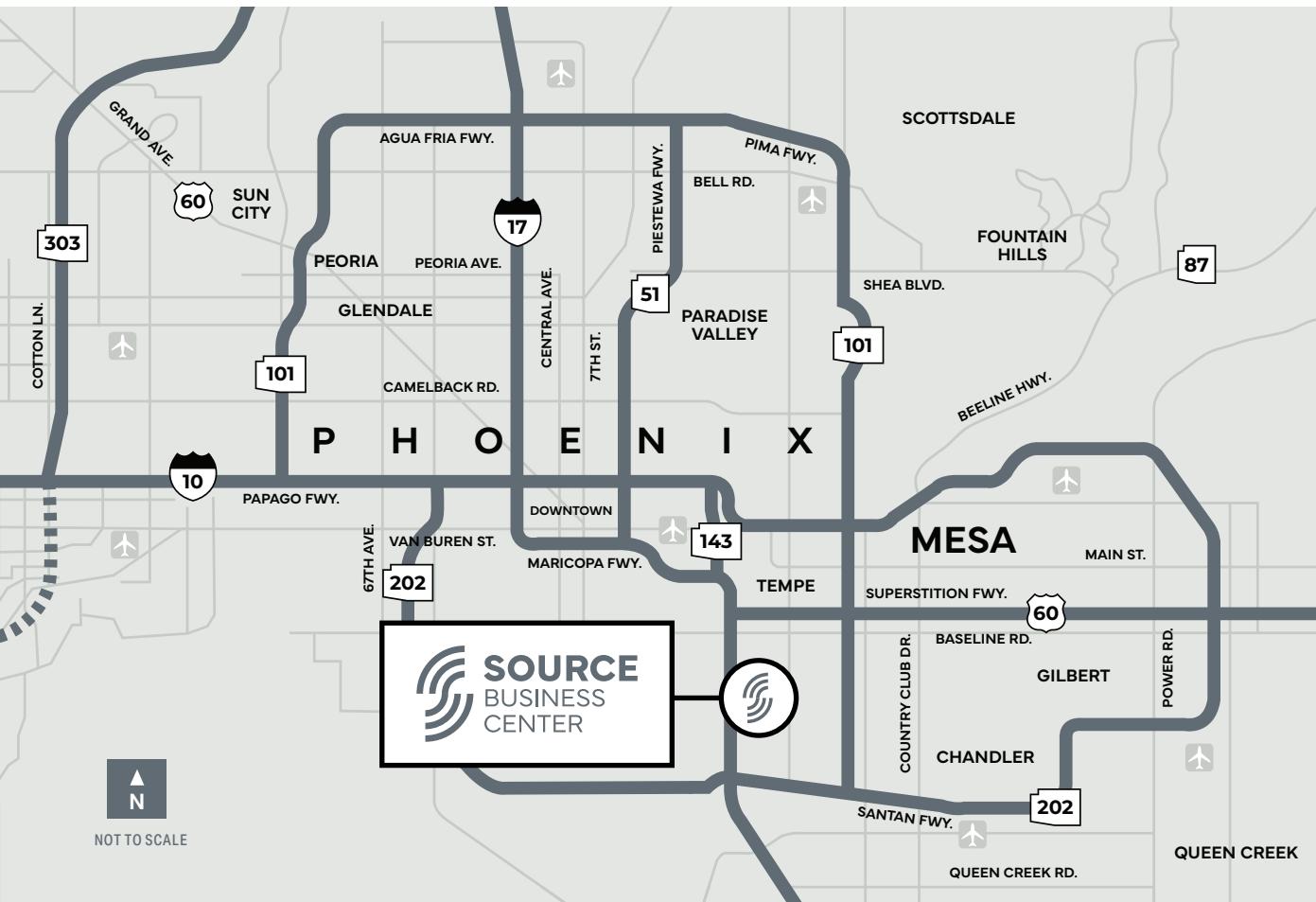
ACCESS TO
Deep Talent
Pool



ABUNDANCE OF SURROUNDING
Retail Amenities



CLOSE PROXIMITY TO
Phoenix Sky Harbor
International Airport



NOT TO SCALE

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AREA OVERVIEW: PHOENIX, AZ



Growing Population



Highly Educated Labor Pool



Excellent Quality of Life



Affordable, Business Friendly Environment



Close to Many Major Markets

CREATION RE PE

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