



# Tempe Industrial for Sale or Lease



**2214 W Huntington Dr**

**TEMPE, AZ 85282**



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

# PROPERTY SUMMARY

## OFFERING SUMMARY

SALE PRICE	\$1,600,000
LEASE RATE	\$14.50 PSF NNN
BUILDING SIZE	5,329 SF
LOT SIZE	27,380 SF ± 0.63 AC
APN	123-28-090
CONSTRUCTION YEAR	1976
PARKING	16 Surface Spots (6 Covered)
ZONING	I-2
CLEAR HEIGHT	13'
ROLL UP DOOR	1x
LOAD DOOR	1 10' x 10'
POWER	800 amp 3 phase
HVAC	Four (4) Roof Mounted
2024 TAXES	\$8,943.02

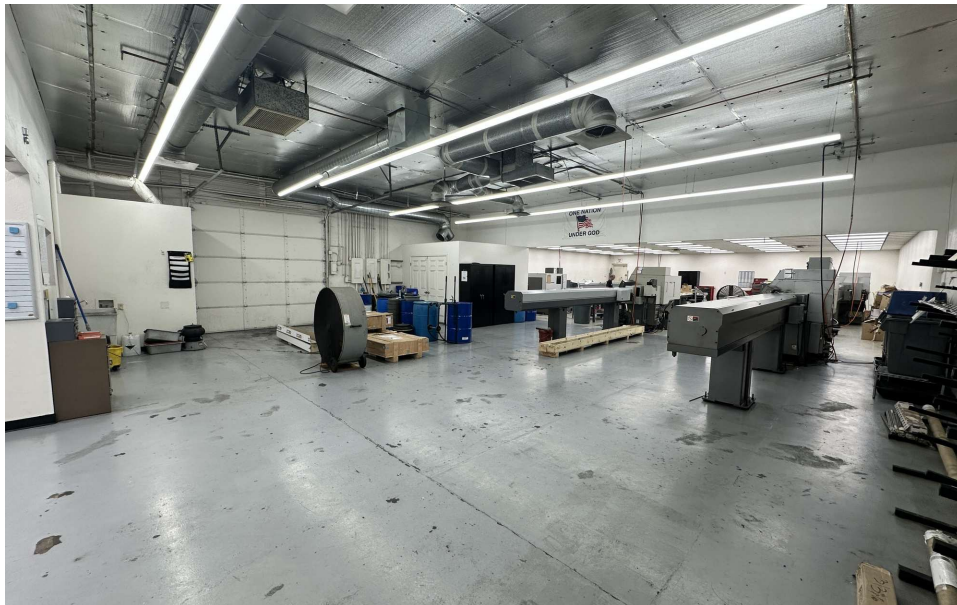




# FLOORPLAN



## PHOTOS





## PROPERTY AERIAL





# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,466	110,833	279,234
AVERAGE AGE	37	34	35
AVERAGE AGE (MALE)	37	34	35
AVERAGE AGE (FEMALE)	38	35	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,229	43,929	112,301
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$80,535	\$84,495	\$92,287
AVERAGE HOUSE VALUE	\$357,582	\$397,697	\$415,383

Demographics data derived from AlphaMap

