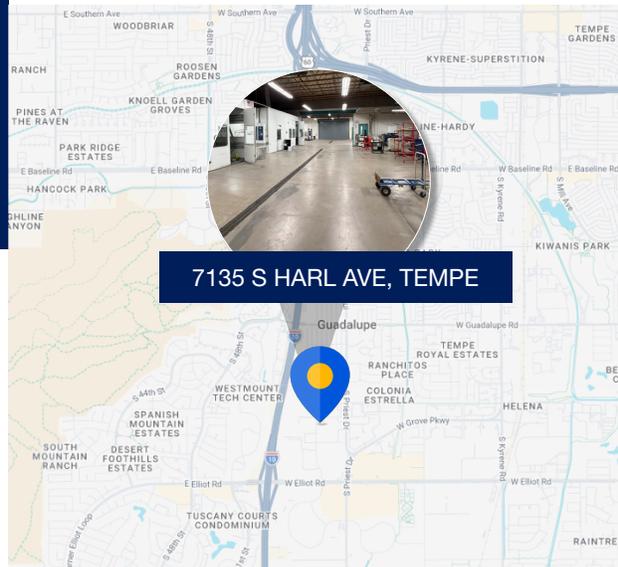




SUBLEASE AVAILABLE

7135 S Harl Ave

Tempe, AZ 85283



7135 S HARL AVE, TEMPE

SUBLEASE OVERVIEW

RATE:	\$1.25/SF NNN
OPEX:	\$.18 approximately (tenant responsibility for maintaining the property)
SQUARE FOOTAGE:	17,267 SF
LEASE EXPIRATION:	06/30/2039
YEAR BUILT:	1996
PARKING:	60 spaces
ACREAGE:	1.30 AC
LOADING:	5 grade-level doors - 4 doors oversized
AVAILABILITY:	Immediate

Phoenix MSA – Top 10 U.S. metro | 5M+ residents
S Harl Ave frontage – Two access points
Near ASU – 190K+ students
Strong growth – 1M+ within 10 miles | +3% in 5 years

SPACE FEATURES

- 18' clear height
- Two-story office - ±3,000 SF
 - 1st Floor: reception area, restroom, managers office, open area
 - 2nd Floor: three (3) private offices, restroom, breakroom
- 5 overhead doors (4: 20'x12', 1: 10'x10')
- Secure yard with electric rolling gates - 2 access points, drive around access
- 2 paint booths | 1 parts paint booth
- Wet pipe fire system
- 800A | 120/208V
- Evaporative cooled warehouse

CONTACT



Ciara Cline
 602.618.4263 mobile
 ccline@cresa.com



Adrea Pringle
 808.276.2690 mobile
 apringle@cresa.com



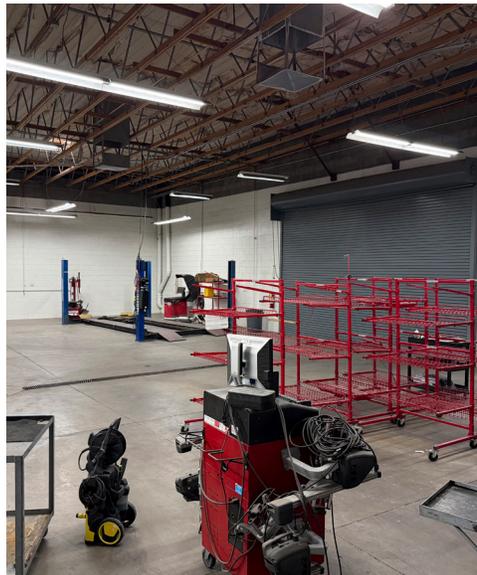
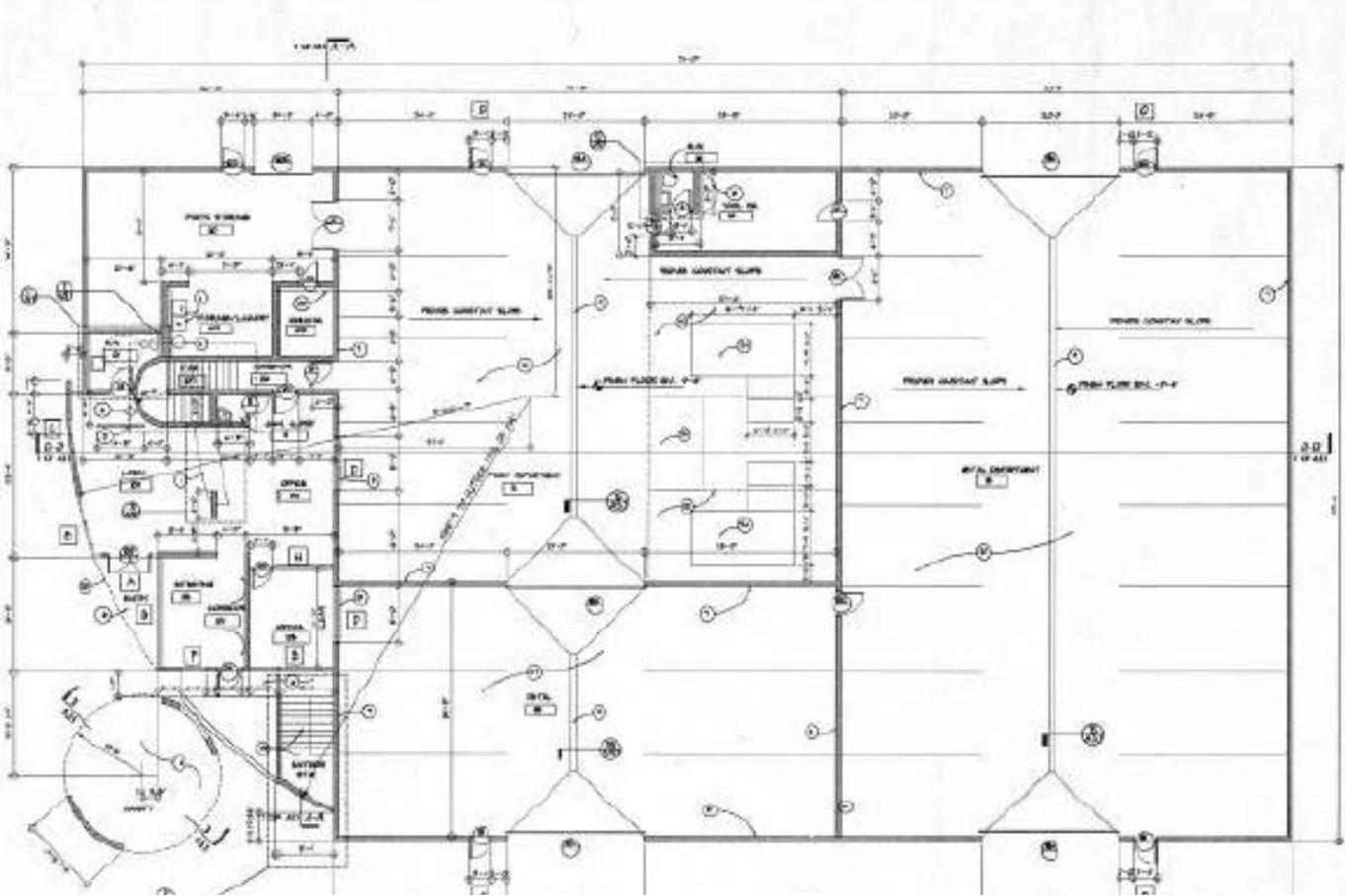
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