

# TEMPE INDUSTRIAL BUILDING

(2) 10,800 SF Suites Available for Lease

1102 West Southern Avenue  
Tempe, Arizona



## Building Features

- ◆ Available Footage: 10,872 SF (Suite 2)  
1,972 SF Office  
10,859 SF (Suite 4)  
713 SF Office
- ◆ Clear Height: 14'-16'
- ◆ YOC: 1984
- ◆ Power: 277/480V, 3P 4W Available
- ◆ Zoning: GID
- ◆ Parking: Entire Site has 173 Spaces
- ◆ Loading: 1 (10'x12') Grade Level (per bay)  
1 Truck Well (Common)
- ◆ Large Yard Area Capabilities
- ◆ Major Street Frontage (Southern Avenue)
- ◆ Minutes to US-60, I-10
- ◆ Close proximity to Sky Harbor International Airport and Arizona State University
- ◆ Fully Sprinklered Warehouse

*Contact:*

**RIK COLLINS**  
480.362.9503

[rcollins@rossbrown.com](mailto:rcollins@rossbrown.com)

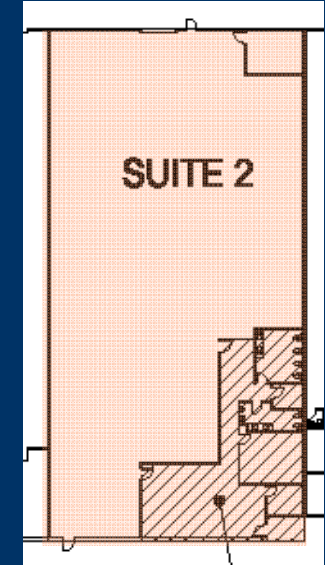
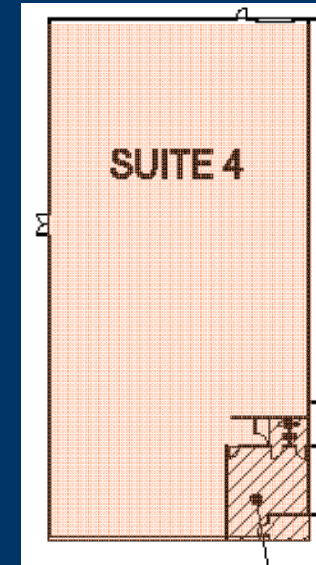
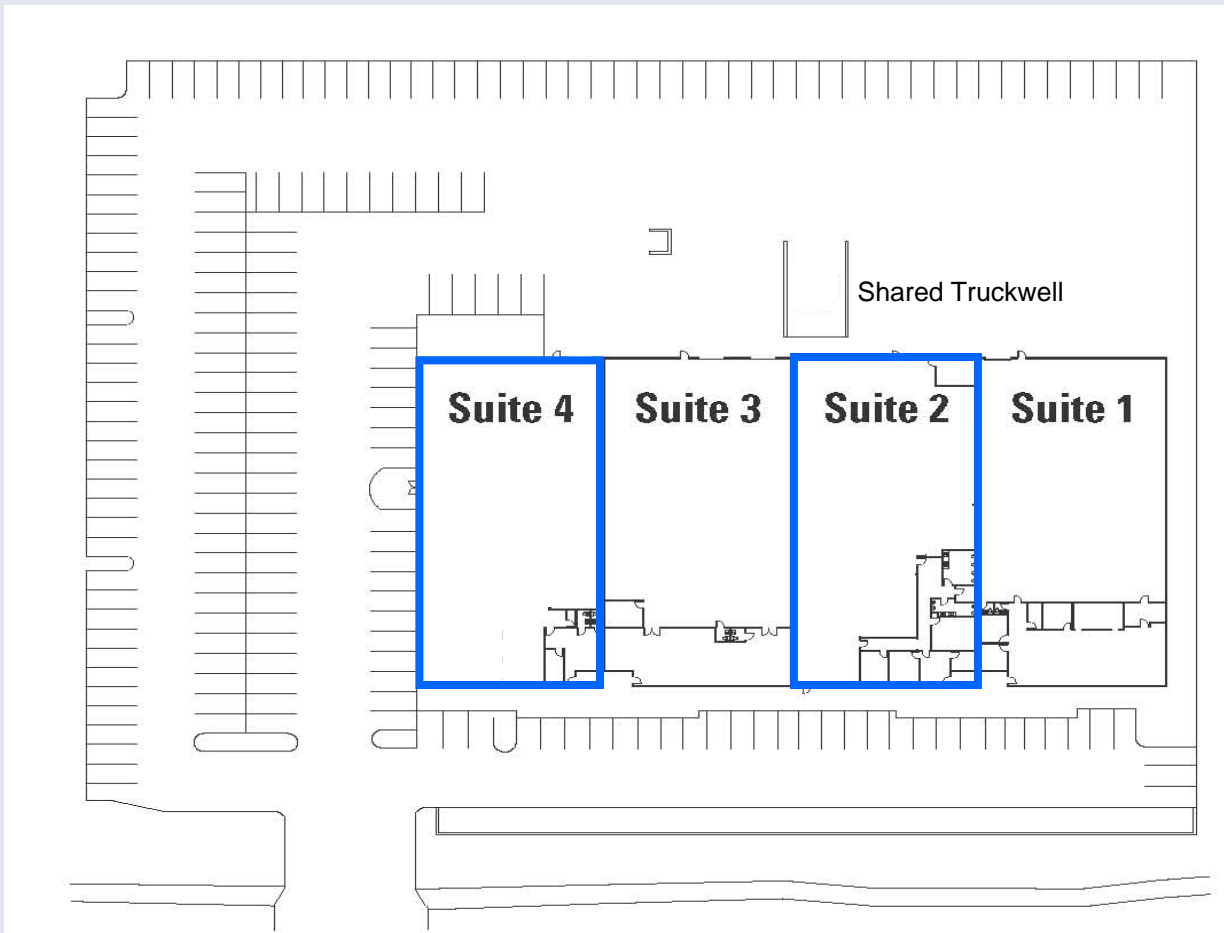
**CURTIS BROWN**  
480.362.9501

[cbrown@rossbrown.com](mailto:cbrown@rossbrown.com)



A REAL ESTATE SERVICES COMPANY

# 1102 West Southern Avenue, Tempe General Industrial Building



- ◆ 713 SF Office
  - ◆ 10,146 SF Warehouse
  - ◆ A/C'd Warehouse
  - ◆ 400A - 277-480V
  - ◆ 3 Phase, 4 Wire
  - ◆ Strip Fluorescent Lighting
- ◆ 1,972 SF Office
  - ◆ 8,900 SF Warehouse
  - ◆ EVAP Cooled Warehouse
  - ◆ 225A - 277-480V
  - ◆ 3 Phase, 4 Wire
  - ◆ Strip Fluorescent Lighting

## LOCATION FEATURES:

- ◆ Building & Monument Signage Available
- ◆ Newly Paved & Striped Parking Lot
- ◆ Updated Landscape
- ◆ Yard Space Capabilities

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listings conditions, imposed by our principals. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above, shall be conducted through this office

Owned by DCT Industrial



**RICK COLLINS**  
480.362.9503  
rcollins@rossbrown.com

**CURTIS BROWN**  
480.362.9501  
cbrown@rossbrown.com



A REAL ESTATE SERVICES COMPANY