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1 1900 E 5th St

Tempe, AZ 85281

Sale Price:	\$2,000,000	RBA:	33,107 SF
Price/SF:	\$60.41	% Leased:	0.0%
Cap Rate:	-	Land Area:	2.65 AC
Building Type:	Manufacturing	Year Built:	1962
Sale Status:	Active	Ceiling Height:	12'0"-14'0"
Days on Market:	5	Drive Ins:	1 tot./10'0" w x 10'0" h
Zoning:	GID	Loading Docks:	None
Sale Conditions:	-		
Sale Type:	Owner/User		

**2 3411 E Harbour Dr - Southbank Business Center, Bldg 6**Phoenix, AZ 85034
Southbank Business Center,
Bldg 6

Sale Price:	\$3,303,000	RBA:	34,768 SF
Price/SF:	\$95.00	% Leased:	0.0%
Cap Rate:	-	Land Area:	2.74 AC
Building Type:	Industrial	Year Built:	1989
Sale Status:	Active	Ceiling Height:	24'0"
Days on Market:	221	Drive Ins:	2 tot./9'0" w x 12'0" h
Zoning:	A-2, Phoenix	Loading Docks:	None
Sale Conditions:	-		
Sale Type:	Investment OR Owner/User		

**3 1117-1131 W Fairmont Dr - Broadway Industrial Park**Tempe, AZ 85282
Broadway Industrial Park

Sale Price:	\$3,504,443	RBA:	35,943 SF
Price/SF:	\$97.50	% Leased:	0.0%
Cap Rate:	-	Land Area:	2.32 AC
Building Type:	Manufacturing	Year Built:	1986
Sale Status:	Active	Ceiling Height:	16'0"-22'0"
Days on Market:	46	Drive Ins:	3 tot./8'0" w x 12'0" h
Zoning:	GID	Loading Docks:	None
Sale Conditions:	-		
Sale Type:	Investment OR Owner/User		

**4 1045 S Edward Dr - Epi**Tempe, AZ 85281
Epi

Sale Price:	\$3,242,750	RBA:	38,150 SF
Price/SF:	\$85.00	% Leased:	0.0%
Cap Rate:	-	Land Area:	1.95 AC
Building Type:	Warehouse	Year Built:	1976
Sale Status:	Active	Ceiling Height:	20'0"
Days on Market:	311	Drive Ins:	2 tot./10'0" w x 12'0" h
Zoning:	GID, City of Tempe	Loading Docks:	None
Sale Conditions:	-		
Sale Type:	Owner/User		



5 323 S Bracken Ln

Chandler, AZ 85224

Sale Price:	\$3,641,890	RBA:	52,027 SF
Price/SF:	\$70.00	% Leased:	0.0%
Cap Rate:	-	Land Area:	6.73 AC
Building Type:	Manufacturing	Year Built:	1986
Sale Status:	Active	Ceiling Height:	30'0"
Days on Market:	475	Drive Ins:	-
Zoning:	I-1	Loading Docks:	-
Sale Conditions:	-		
Sale Type:	Owner/User		



6 4039 E Raymond St

Phoenix, AZ 85040

Sale Price:	\$4,800,000	RBA:	64,856 SF
Price/SF:	\$74.01	% Leased:	0.0%
Cap Rate:	-	Land Area:	3.95 AC
Building Type:	Manufacturing	Year Built:	1970
Sale Status:	Active	Ceiling Height:	16'0" - 17'0"
Days on Market:	416	Drive Ins:	None
Zoning:	A-1, Phoenix	Loading Docks:	Yes
Sale Conditions:	-		
Sale Type:	Owner/User		



Established 2 building Industrial, Office & Manufacturing Facility Totaling 58,263 Sq. Ft.

1900 & 1920 E. 5th Street
Tempe, AZ

- ◆ Located in the desirable North Tempe Industrial Market area, within walking distance to “Tempe Marketplace Mall”.
- ◆ Excellent access to the 101 and 202 freeways. 10 minutes to Phoenix Sky Harbor International Airport
- ◆ Lush campus setting with additional 33,000± sq. ft. of land for building, expansion, or additional parking.
- ◆ Total site area equal to 4.32 acres.
- ◆ Zoned GID, City of Tempe
- ◆ 146 striped/paved parking spaces
- ◆ Fully fenced site



COMMERCIAL REAL ESTATE SERVICES

1702 E. Highland Avenue, Suite 120
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For Additional Information Contact:

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ONCOR INTERNATIONAL

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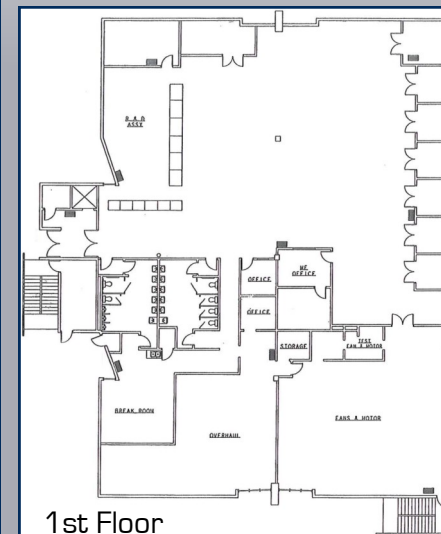
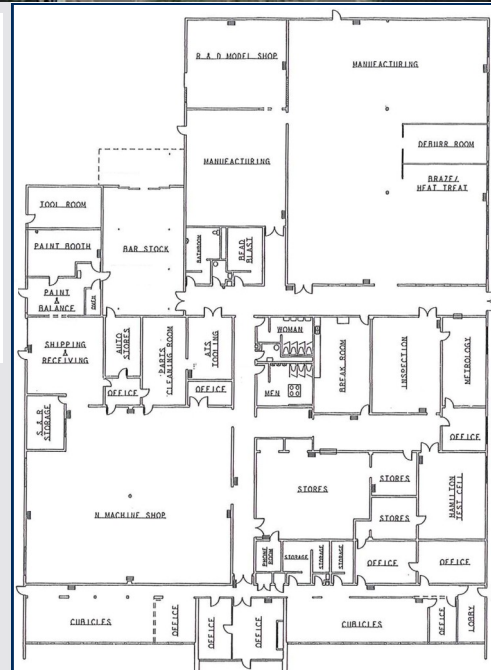
1920 E. 5th Street

- **Building Size:** 25,156 sq. ft. 2-story facility
- **Office Area:** Approx. 12,500 sq. ft. (2nd Floor), elevator served
- **Manufacturing Area:** Approx. 12,500 sq. ft.
- 100% A/C
- **Power:** 1500 Amps, 277/480 Volt, 3 phase (SRP)
- Fully fire sprinklered
- Yard storage available
- Grade level loading

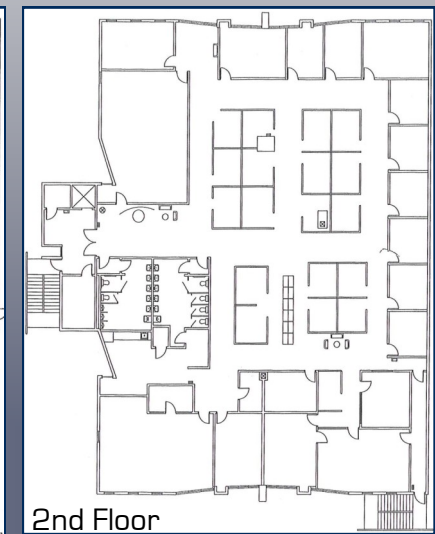


1900 E. 5th Street

- **Building Size:** 33,107 sq. ft. single-story facility
- **Office Area:** Approx. 2,500 sq. ft.
- **Manufacturing Area:** Approx. 30,500 sq. ft./fully A/C
- **Power:** 2500 Amps, 120/230 Volt, 3 phase (SRP)
- Fully fire sprinklered
- Grade level loading



1st Floor



2nd Floor

Turner Crossing - Southbank

3411 East Harbour Drive | Phoenix, AZ
Building #6 | ±34,768 SF

LEASE RATE: \$0.65/SF NNN

SALE PRICE: \$3,303,000



NEW OWNERSHIP RENOVATIONS COMPLETED

PROJECT HIGHLIGHTS

- ±34,768 SF freestanding building with ±10,768 SF office
- HVAC: Roof top package units (100% A/C)
- LOADING: Two grade level doors
- POWER: 2,500 amps; 277/480V (SES)
- CLEAR HEIGHT: ±24'
- ZONING: A-2, City of Phoenix (Heavy Industrial)
- Professionally managed
- 100 parking spaces



CONTACT

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evan.koplan@cbre.com

Turner Crossing - Southbank

3411 East Harbour Drive | Phoenix, AZ
Building #6 | ±34,768 SF

**BUILDING 6
FLOOR PLAN
±34,768 SF**



NOT TO SCALE
ALL DIMENSIONS APPROXIMATE



CONTACT

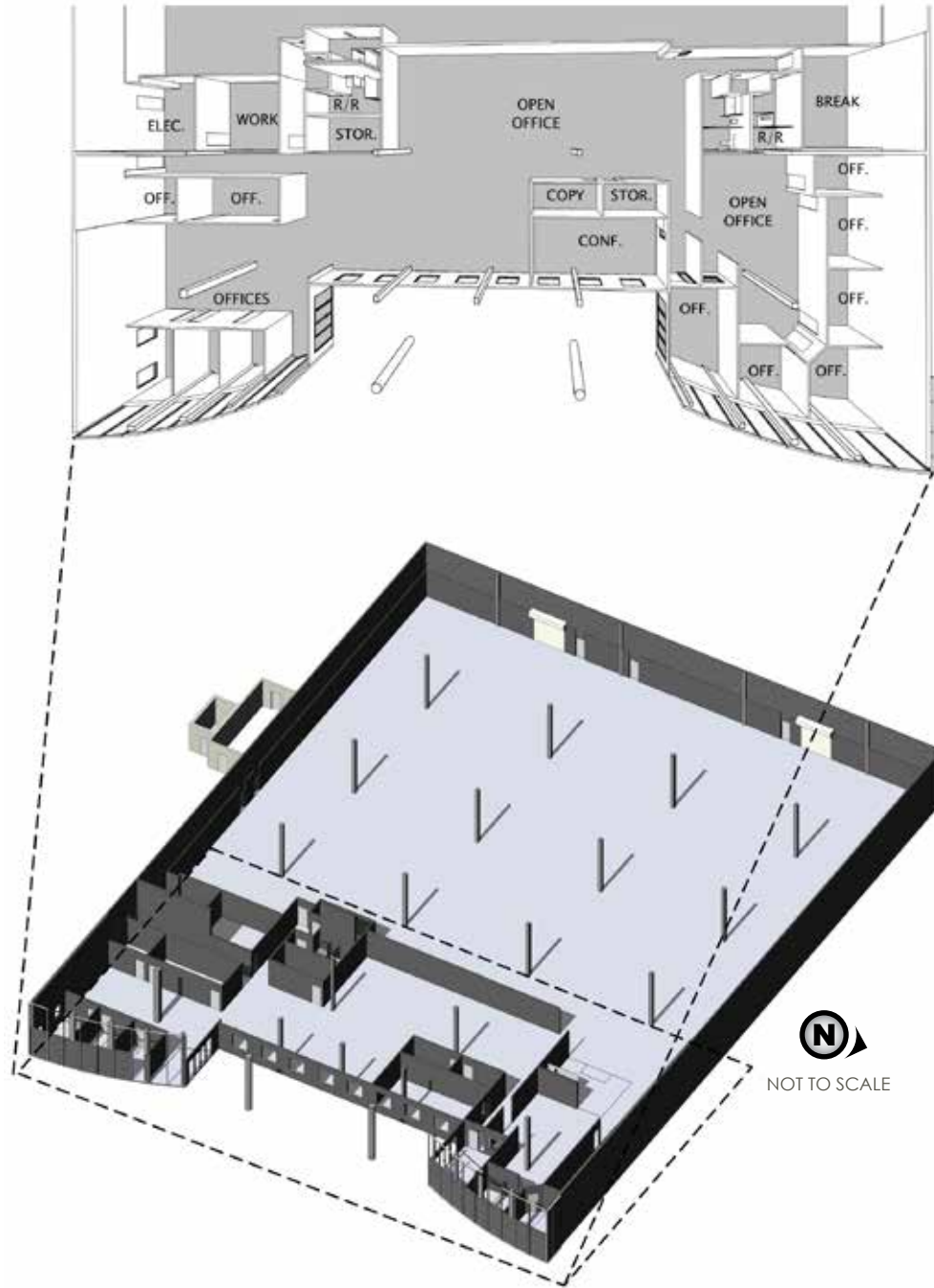
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Turner Crossing - Southbank

3411 East Harbour Drive | Phoenix, AZ
Building #6 | ±34,768 SF

BUILDING 6
3D FLOOR PLAN
±34,768 SF



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1117-1131 W. FAIRMONT DR.

TEMPE, ARIZONA

SALE/LEASE



AVAILABLE:

- ±35,943 SF - 100% A/C Production Facility (divisible to ±13,000 SF)
- Includes ±4,162 SF of Mezzanine Office

FEATURES:

- Clear Height: 16' - 22'
- Power: 3500 Amps 277/480V
- Loading: 3 Grade Level Doors
Truckwell Capable
- Parcel: 2.3 Acres
- I-2 Zoned
- Outdoor Chemical Containment Area
- GID Zoning, City of Tempe



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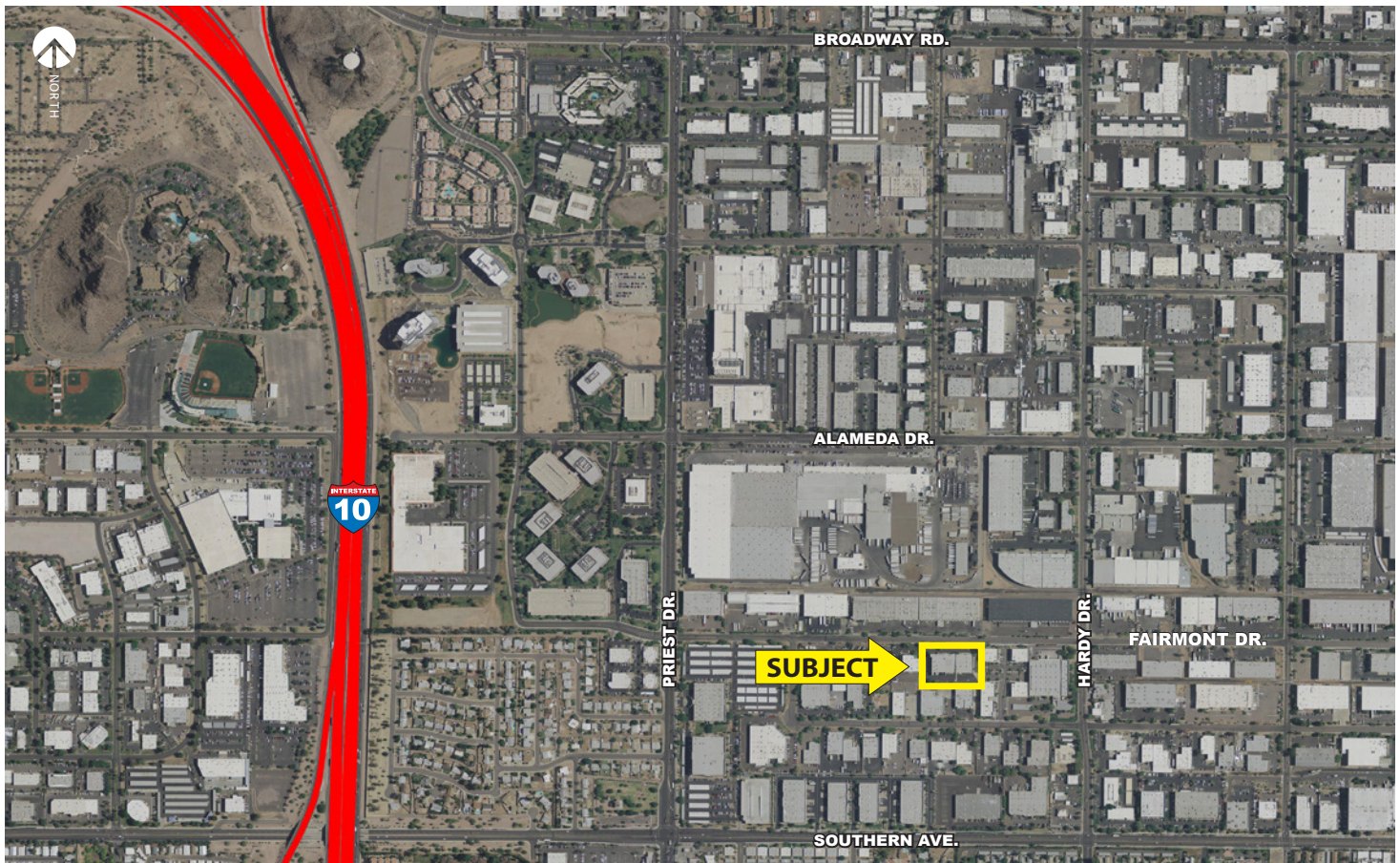
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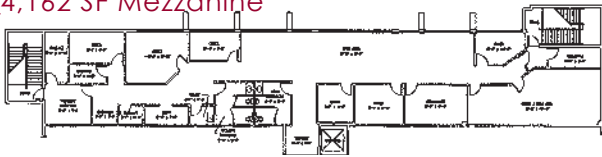
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TEMPE, ARIZONA

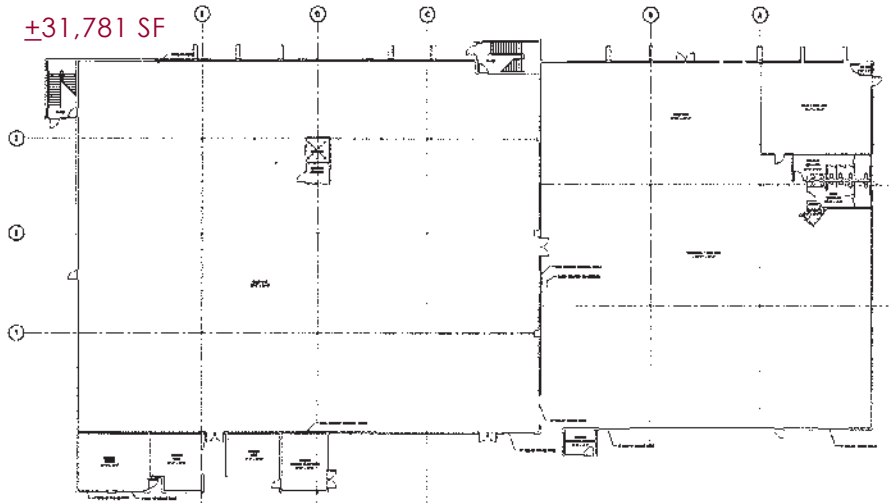
SALE/LEASE



±4,162 SF Mezzanine



±31,781 SF



**±35,943 SF - 100% A/C
Production Facility
(divisible to ±13,000 SF)**



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**FREESTANDING ±38,560 SF AVAILABLE
FOR LEASE**



1045 SOUTH EDWARD DRIVE

Tempe, Arizona

**Cassidy
Turley** / Commercial
Real Estate Services

For more information contact:

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Owned by:



Managed by:



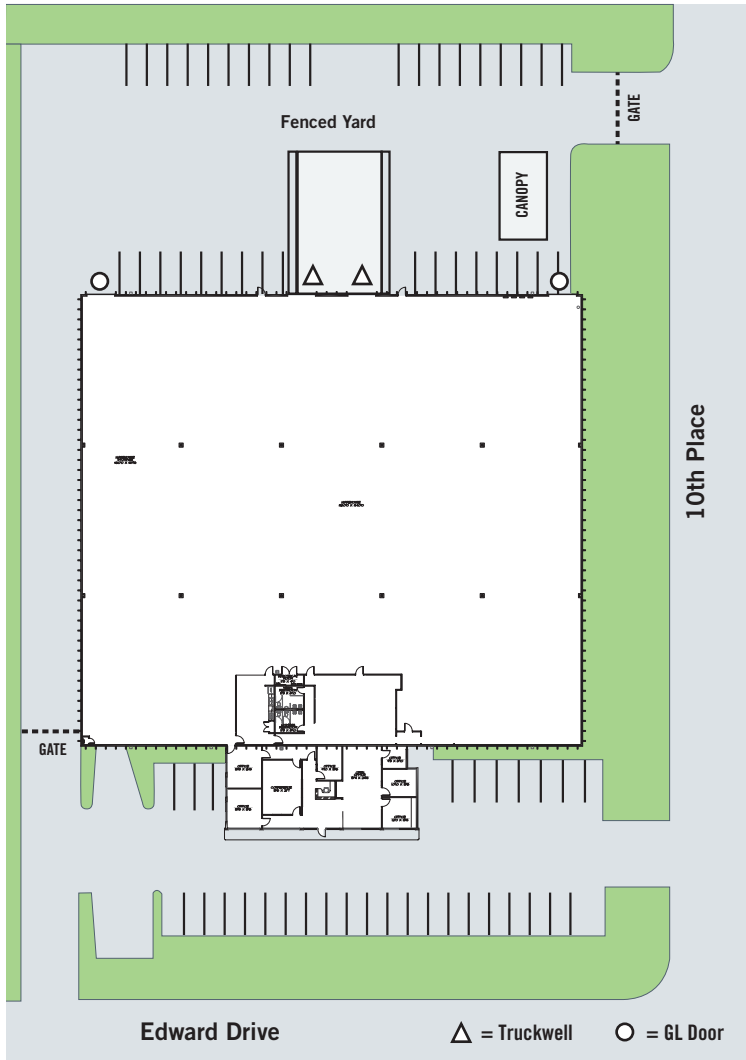
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1045 SOUTH EDWARD DRIVE

Tempe, Arizona

Cassidy
Turley / Commercial
Real Estate Services



Property Features:

- ±38,560 SF Building
- Site Size: 1.95 Acres
- ±4,500 SF Office
- ±34,060 SF Warehouse
- Zoning: GID, City of Tempe
- 20' Clear Height
- Evaporative Cooled Warehouse
- Fully Sprinklered
- 1600 Amps 120/208 Volts
- Parking: 53 Spaces
- Three Position Truckwell, 2 Grade Level Doors
- Large Fenced Storage Yard
- Double T-Tilt Construction
- Energy Efficient Concrete Roof

Property Location:

- In the heart of Tempe/Hohokam Business Park
- 1/2 mile to SR-143
- 1 mile to the I-10 Freeway
- 2 miles to ASU
- 3 miles to Sky Harbor Airport
- Abundant Amenities Nearby

For more information contact:

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Owned by:



Managed by:



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Nic Fischer
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nfischer@meritpartnersinc.com

323 S. BRACKEN LANE CHANDLER, ARIZONA



INDUSTRIAL BUILDING FOR SALE

±52,027 Square Feet Available on 6.727 Acres

NOW AVAILABLE

FREE-STANDING
BUILDING WITH LARGE YARD



FEATURES

- Excess land for parking or yard
- Secured yard
- Chemical storage area
- 10-ton crane
- 5" Concrete slab on 4" ABC
- Heavy Power

BUILDING FEATURES

TOTAL AVAILABLE	± 52,027 SF
LOADING	Grade Level
ZONING	I-1, City of Chandler
PARKING	183 spaces
ASSESSOR #	303-24-155
SITE	6.727 Acres
RE TAXES	2013 \$52,585.62
	2012 \$142,502.56

For more information, please contact:

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CUSHMAN & WAKEFIELD OF ARIZONA, INC.

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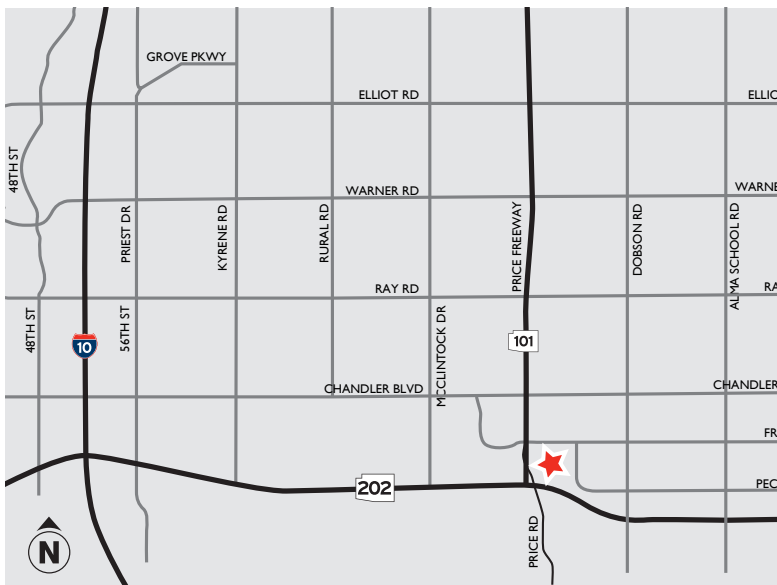
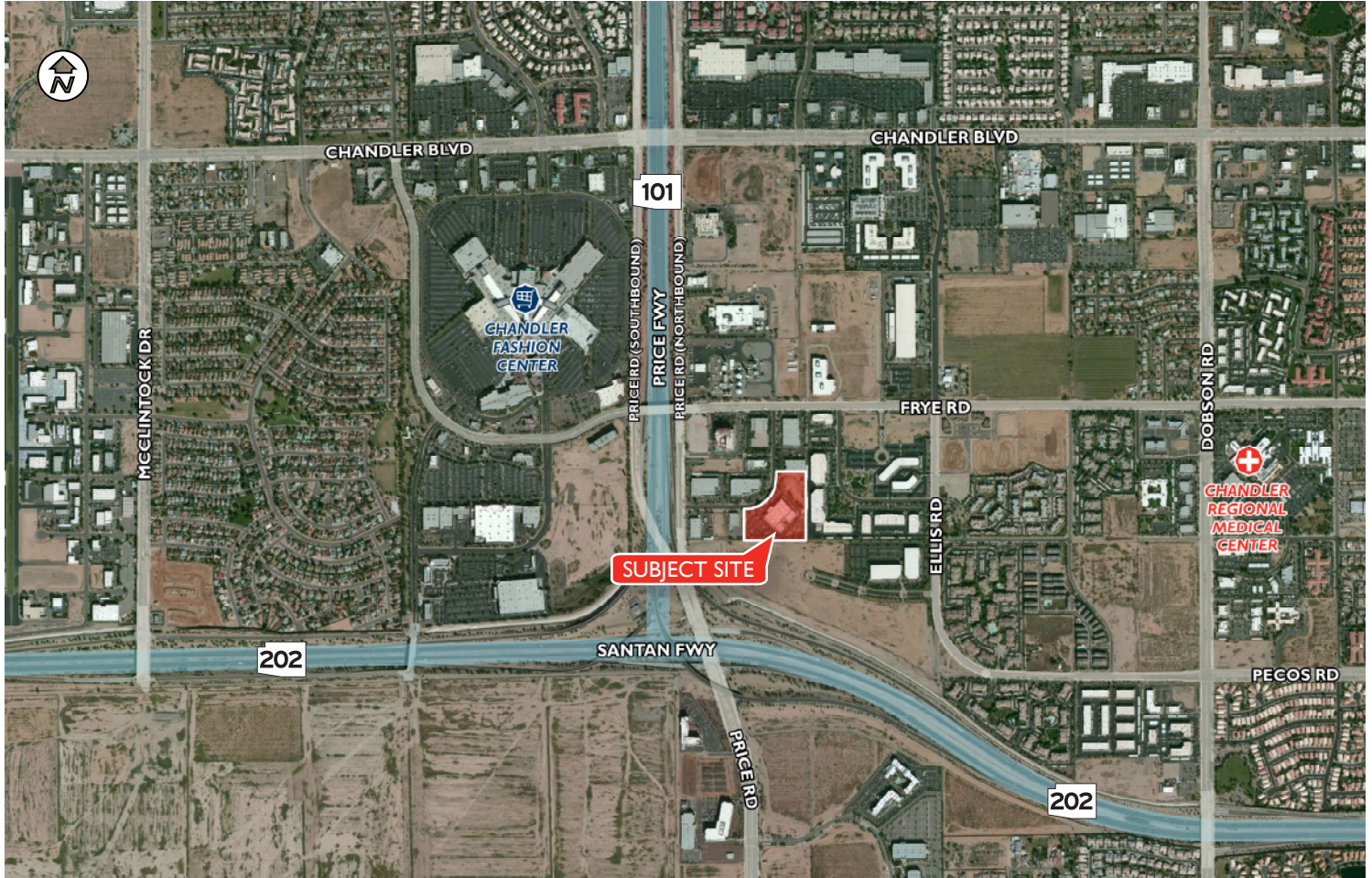
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323 SOUTH BRACKEN LANE

CHANDLER, ARIZONA

±52,027 SF
FOR SALE



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CHANDLER, ARIZONA

±52,027 SF
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FOR LEASE | 4039 E. RAYMOND PHOENIX, ARIZONA

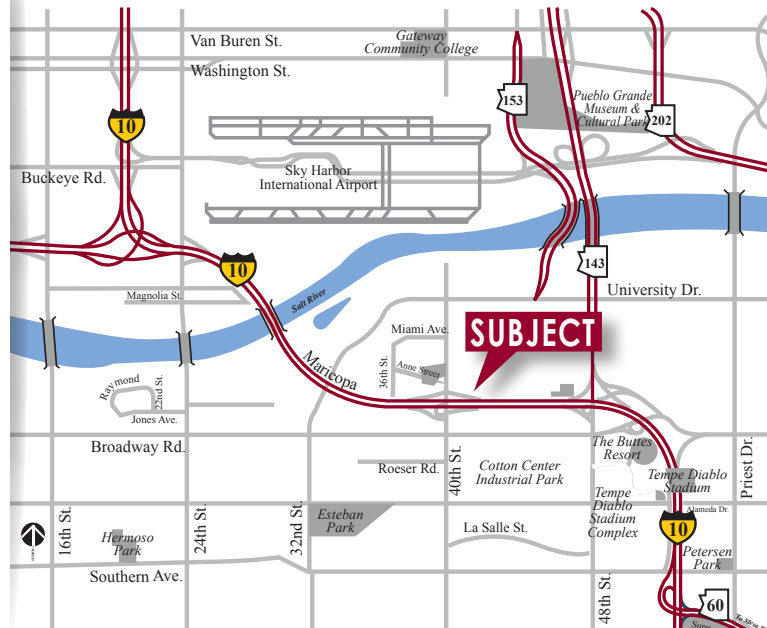


FEATURES:

- 64,856 SF Available
- Divisible to \pm 20,000 SF
- Approx. 2,500 SF Spec Office (Expandable)
- **100% Air Conditioned**
- 16' - 17' Clear Height
- Grade & Truckwell Loading
- A-1 Zoning
- **3.85 Acre Site (Expandable to 6.95)**
- Fenced Yard Potential (3.10 Excess Acres)
- Direct Freeway Access (Full Diamond)
- Freeway Frontage (200,000 Cars/Day)
- Monument Freeway Signage Potential
- Highly Functional Building

MAJOR REFURBISHMENTS COMPLETED

- Exterior Painting
- Spec Office
- Parking Lot
- Enhanced Glass Line
- Landscaping
- Double Truckwell (Planned)

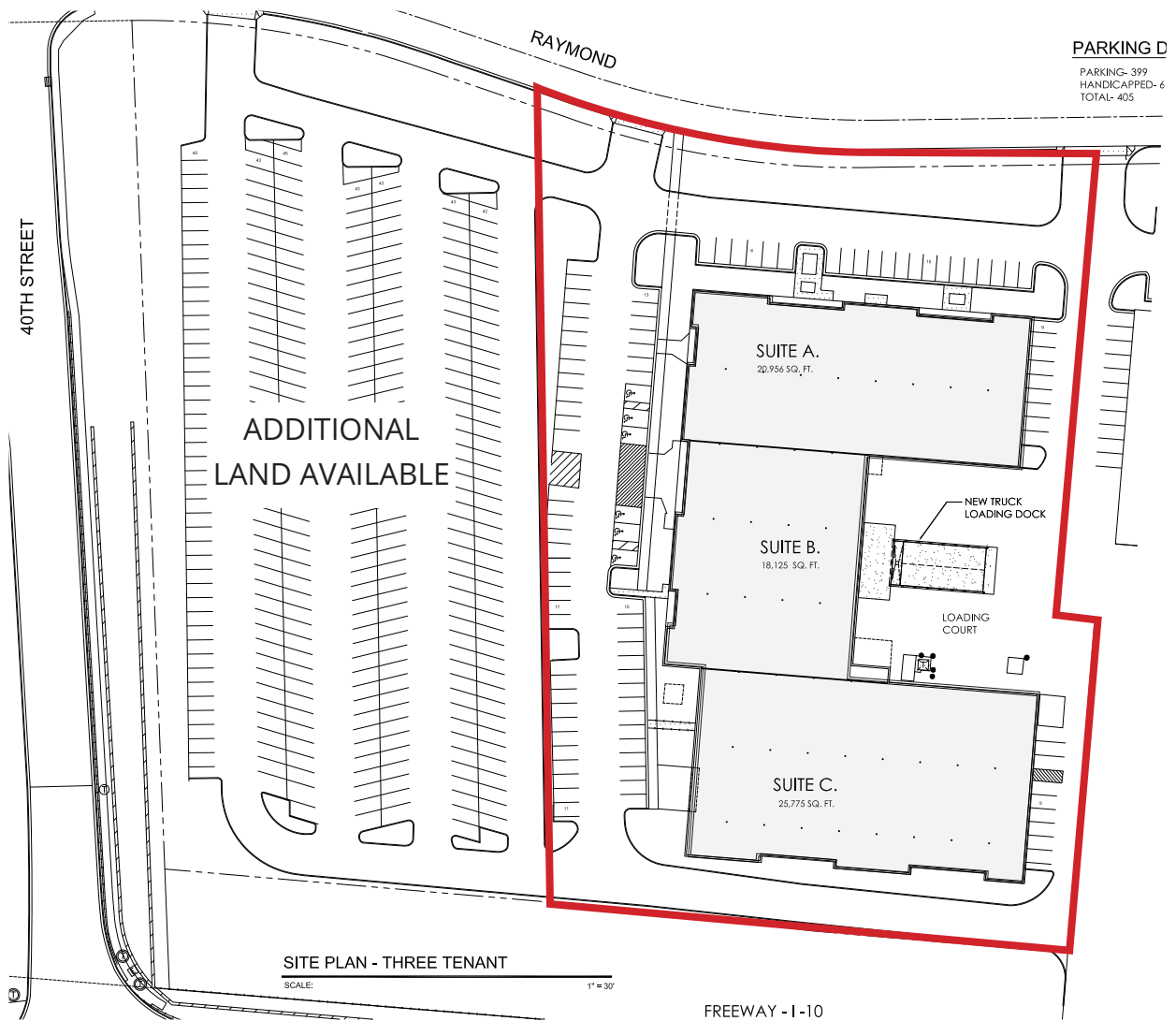


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FOR LEASE | 4039 E. RAYMOND PHOENIX, ARIZONA

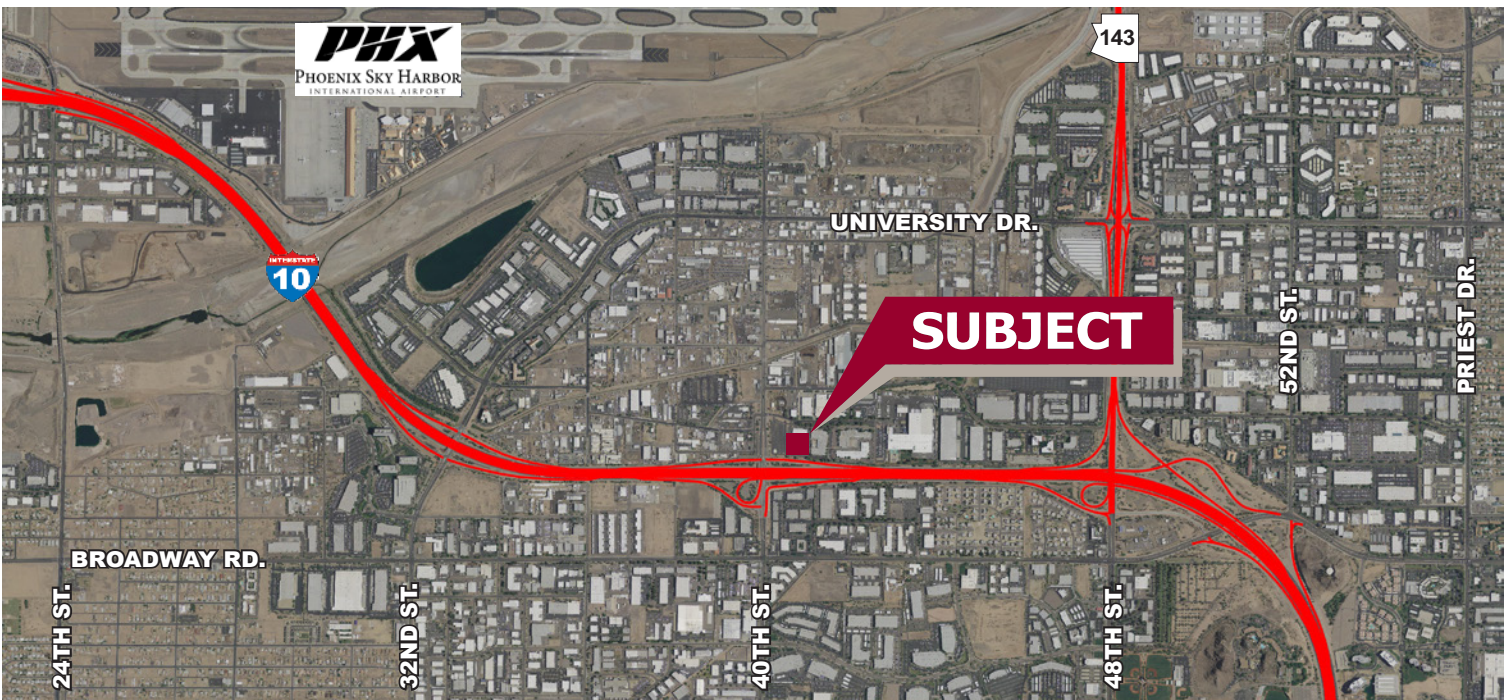


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