

245 West Lodge Drive

TEMPE, ARIZONA

FOR LEASE



PROPERTY OVERVIEW

- “Flow Through” Facility
- Concrete Tilt Up Construction
- Freestanding Building
- Year Built - 2000
- Excellent Service Facility
- Large Secured Yard
- Building can be Expanded by 9,000 SF
- Great Central Location
- Parcel No. 301-47-716



OWNED BY



MANAGED BY



For more information, please contact:

STEIN KOSS, SIOR
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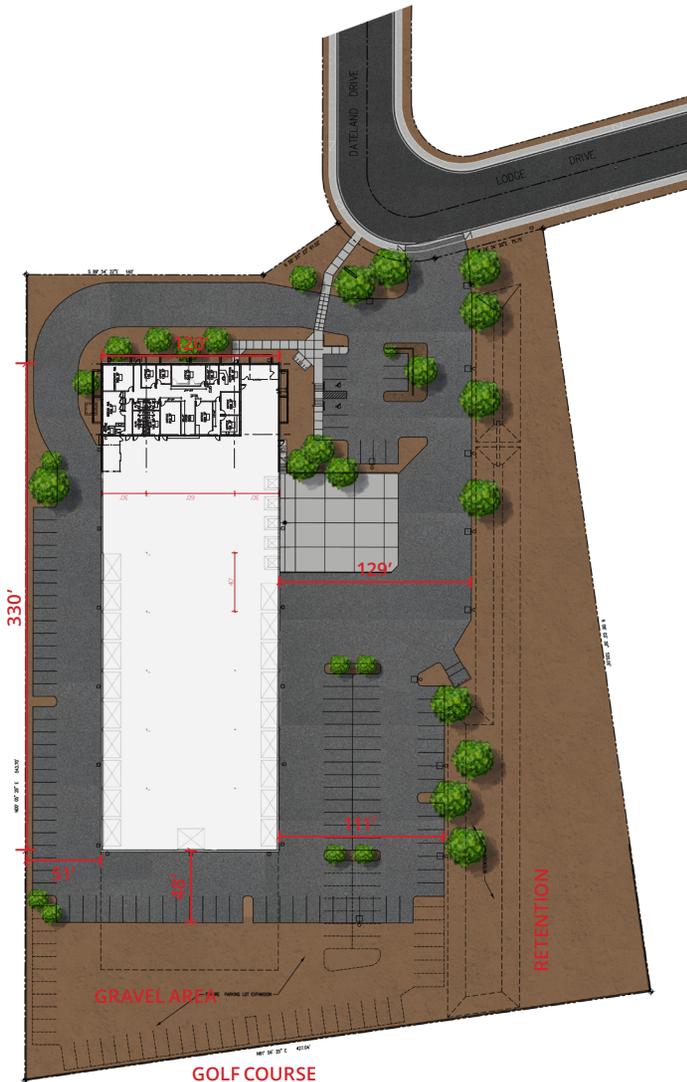
3200 E. Camelback Rd.
Suite #100
Phoenix, Arizona, 85018
ph: 602.956.7777
www.leearizona.com



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PROPERTY STATISTICS

- **AVAILABLE:** ±39,360 SF
- **OFFICE SPACE:** ±4,588 SF
- **TOTAL SITE:** ±4.7 Acres (206,213 SF)
- **CEILING HEIGHT:** 19' - 20'
- **DOCK POSITIONS:** 5 (9' x 10') with Kelly Pit Leveler
- **APPROX. BLDG. DIMENSIONS:** 120' x 330'
- **GRADE LEVEL DOORS:** 19 (12' x 18'), 1 (14' x 18') South End of Building Automated
- **SPRINKLER SYSTEM:** 100% Sprinklered
- **PARKING:** 112 Spaces
- **ELECTRICAL SERVICE:** 1200 Amps, 277/480 Volts, 3 Phase
- **ZONING:** GID, City of Tempe
- **WAREHOUSE:** Evaporative Cooling
- **COLUMN SPACING:** 40' x 60'
- **CONCRETE FLOOR:** 5" Slab over 4" ABC

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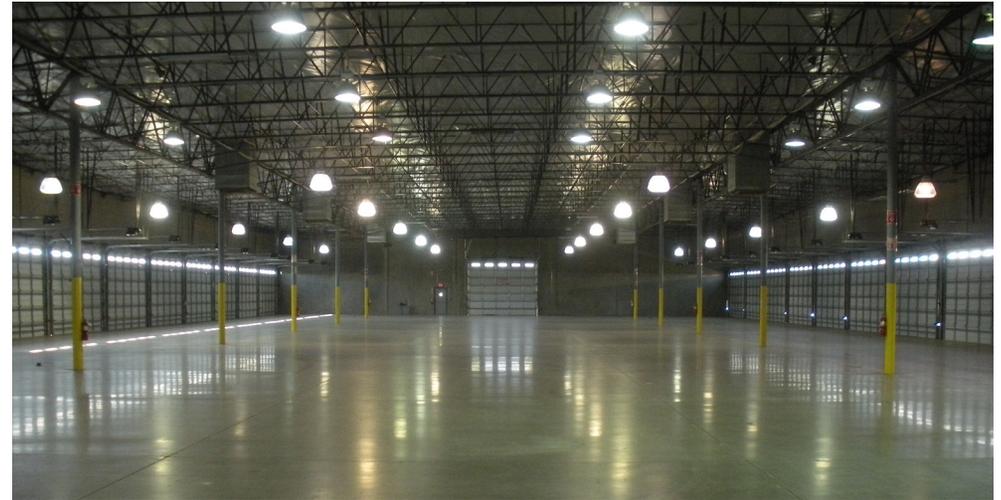
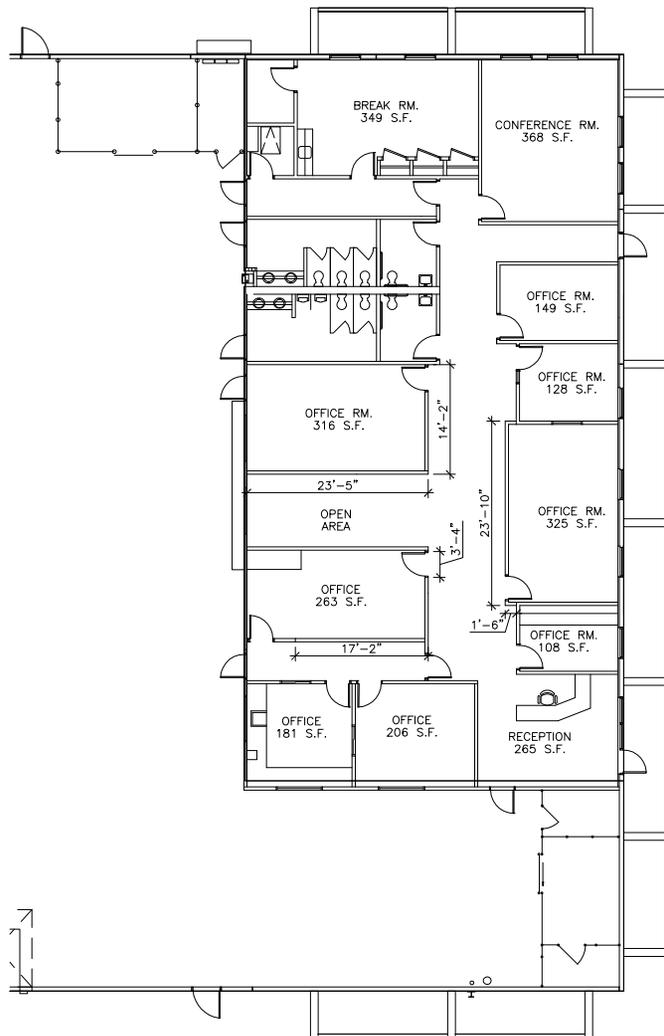


KOSS | LOUER TEAM

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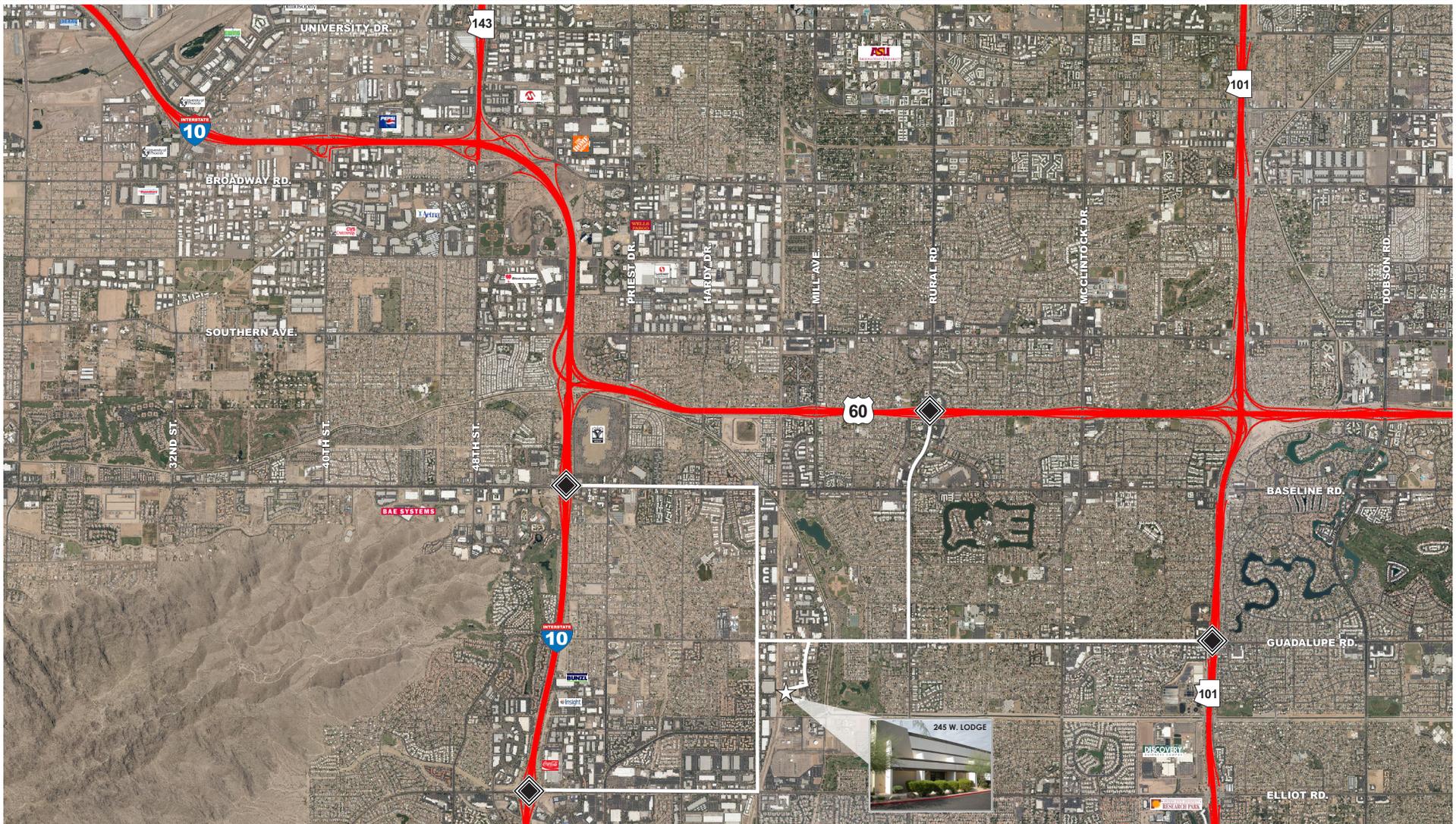
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