

47,000 SF BUILDING 2810 SOUTH ROOSEVELT ST.

Tempe, Arizona

**LEE &
ASSOCIATES**
KOSS | LOUER TEAM

www.kosslouer.com

AVAILABLE



FEATURES:

- 47,000 SF Building
- Divisible to 42,000 SF
- 1st Floor Office: ±8,162 SF
- 2nd Floor Office: ±4,495 SF
- 2.33 Acre Site
- 24' Clear Height
- Five (5) Dock High Doors with Pit Levelers Four (4) Grade Level Doors
- Zoning I-2, City of Tempe
- Concrete Parking Lot and Truck Apron
- +94 Parking Spaces and 2 Handicap Stalls
- Business Park Setting
- Proximity to Arizona State University and Sky Harbor International Airport
- 1,200 AMP Service Section, 277/480 Volt Power
- Ethernet Services – 1.5Mb – 5Gb
 - Internet
 - IPVPN
 - Point to Point
 - Converged Data Services
- Voice Services – 23-100+ call paths
 - Converged Voice Services
 - Voice Complete SIP

FOR MORE INFORMATION
PLEASE CONTACT:

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Seller is a licensed Real Estate Broker.

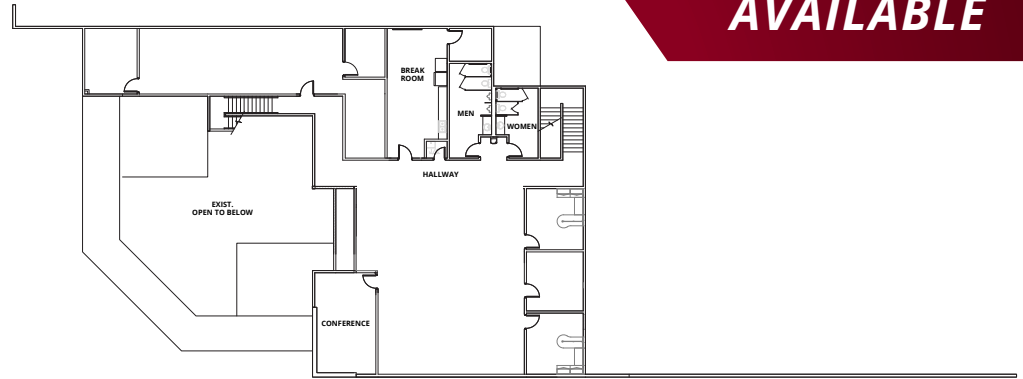
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2ND FLOOR



1ST FLOOR



1ST FLOOR OFFICE 8,162 SF
2ND FLOOR OFFICE 4,495 SF
WAREHOUSE 34,343 SF

**DISCLAIMER: STATED DIMENSIONS ARE APPROXIMATE*

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COMMERCIAL REAL ESTATE SERVICES

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