

1725 WEST 10TH PLACE

Tempe, Arizona



FOR SALE OR LEASE

www.learizona.com

## ALL AIR-CONDITIONED



FOR MORE INFORMATION  
PLEASE CONTACT:

**DAVE JOHNSON**  
PRINCIPAL  
602.954.3745  
djohnson@learizona.com

**BOB KLING**  
PRINCIPAL  
602.954.3751  
bkling@learizona.com

**JERRY MARRELL**  
PRINCIPAL  
(602) 954.3744  
jmarrell@learizona.com

3200 East Camelback Road  
Suite 100  
Phoenix, Arizona 85018  
602.956.7777

### FEATURES:

- **Building Size:** 46,005 SF
- **Office Size:** 5,350 SF
- **Lot Size:** 177,794 SF (4.08 Acres)
- **Available:** August 2016
- **Year of Construction:** 1978
- **Tax Parcel:** 124-60-023
- **Zoning:** I-2
- **Parking:** 258 (5.6:1,000)
- **Sales Price:** \$3,900,000 (\$84.77/SF)
- **Lease Rate:** \$0.49 NNN



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.

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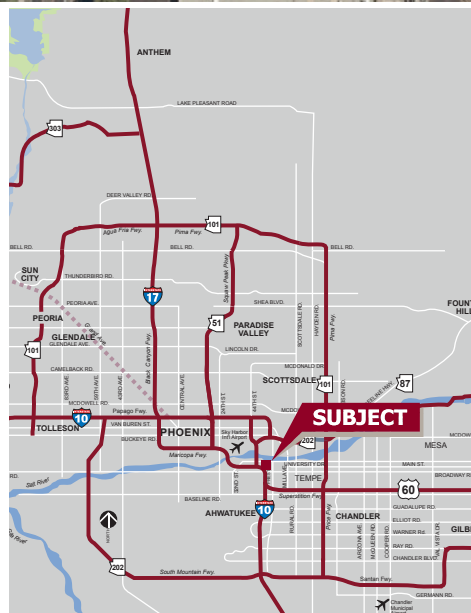
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### FEATURES:

- 21 (13 Sear) Carrier A/C Units (163 Ton)
- Hotel, restaurant & business services
- Foam Roofing System (2") Replaced in 2009
- Confluence of three freeways
- 16' Clear Height
- Proximity to Arizona State University
- 2,500 Amps, 277/480 Volt, Five 400 Amp Buss Ducts
- Bus service
- Fully developed Business Park
- Downtown Tempe access
- Centralized location
- Potential for large fenced yard
- Minutes from Sky Harbor Airport



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