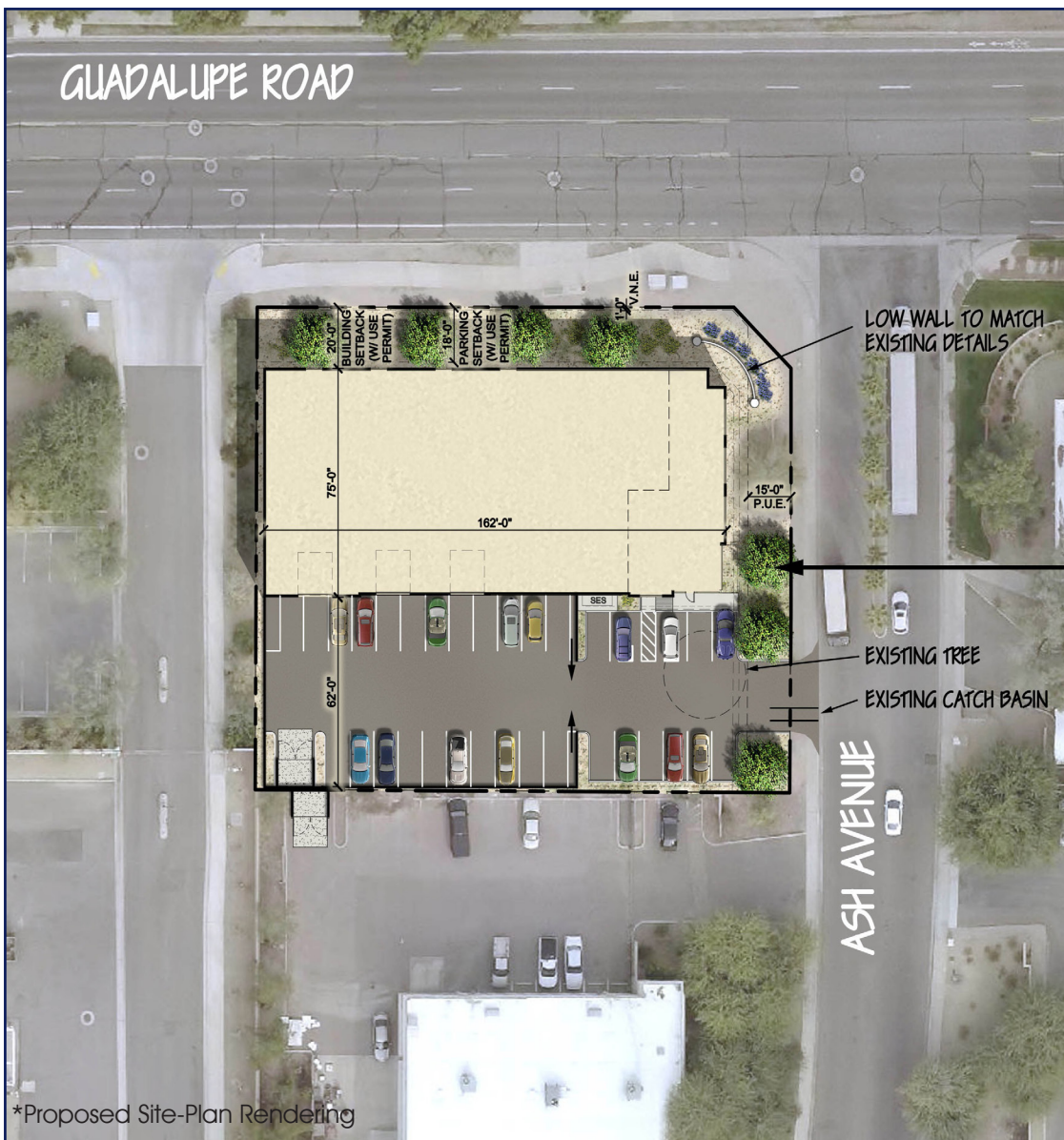


6420 South Ash, Tempe AZ 85284

- Land with Development Plans Available For Sale
- Build to Suit Building Available for Sale/Lease (Q3, 2018)
- Single Tenant Building For Lease (Q3, 2018)

Select the
Option That
Best Fits
Your
Business
Needs!



Highlights

- ±29,486 SF Lot
- Single Tenant Industrial Building - To Be Completed Q3, 2018
- Located at Guadalupe Rd. & Ash Ave. in Tempe
- 3 Different Purchase/Lease Options (See Below)
- Zoning: GID, City of Tempe
- Easy Access to I-10, US-60 and Loop 101

Option 1 - Build-To-Suit Industrial Building - SALE

- ±12,000 SF Build to Suit Building in ±29,486 SF Lot
- To Be Completed Q3, 2018
- Sale Price: \$1,800,000

Option 2 - Lot With Plans - SALE

- ±29,486 SF Lot
- Fully Developed, Engineering and Pre-Permitting by LGE
- Sale Price: \$412,550 (\$14 PSF)

Option 3 - Single-Tenant Industrial Building - LEASE

- ±12,000 SF Industrial Building
- To Be Completed Q3, 2018
- Lease Rate: \$0.95 NNN + \$0.13 CAM PSF

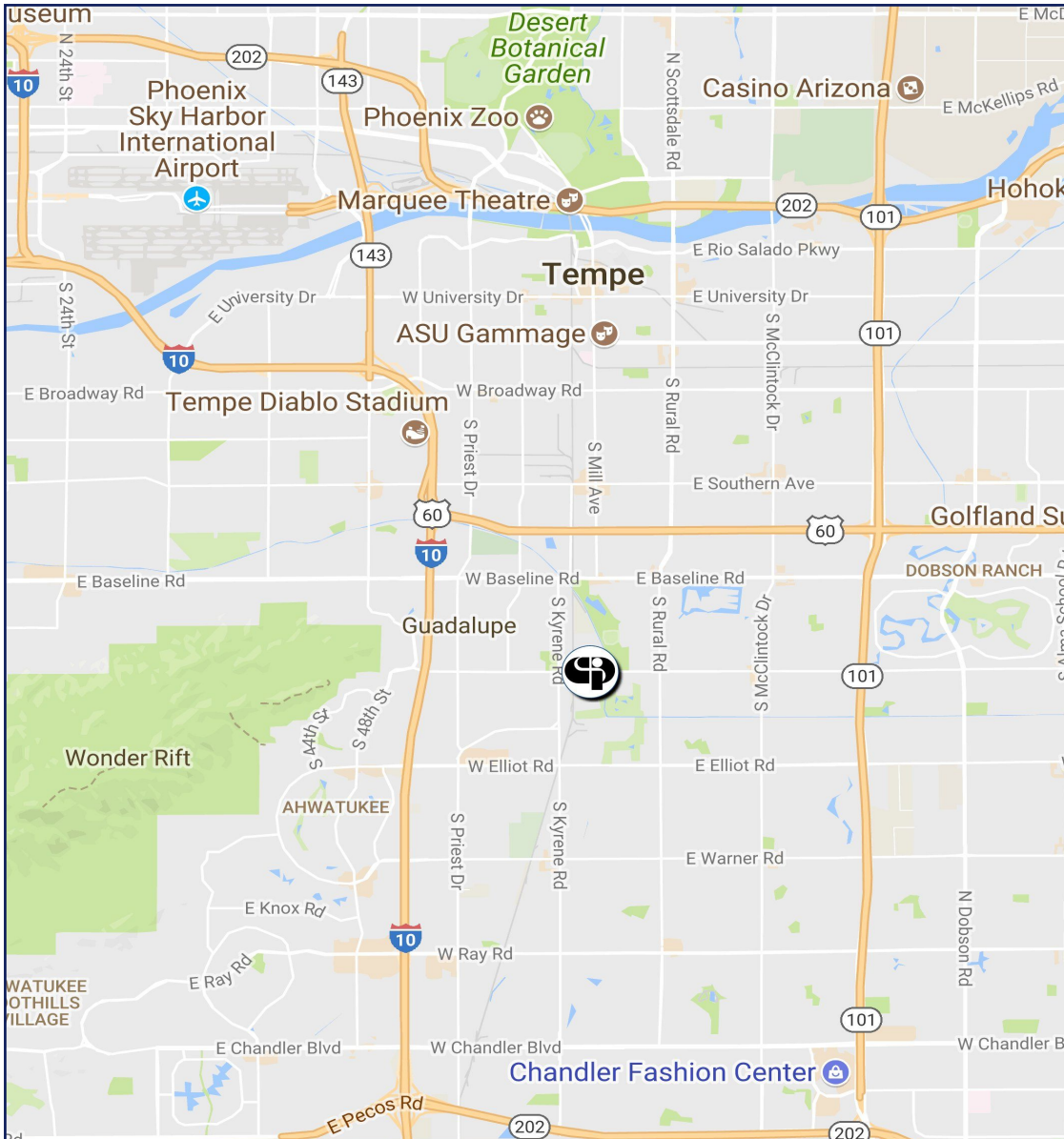
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*Proposed Site-Plan Rendering

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