

# Guadalupe Commerce Center

6965 S. Priest Drive | Tempe, Arizona 85283

**WAREHOUSE FOR LEASE - LOW OPEX | 4 TRUCK WELLS & 1 GRADE LEVEL DOOR**



Another development of

**MainSpring**  
capital group

## Property Features:

- Suite 7: Available For Lease
- ±17,873 SF
- Clear Height: 24'
- Column Spacing: 56' x 50'
- EVAP Cooled Warehouse
- Fully Sprinklered Warehouse
- Parking: 1.7:1000

## Additional Property Features:

- Zoning: General Industrial District
- Priest Road Frontage
- Minutes from Sky Harbor Airport
- Minutes from 3 Freeway Access Points  
(Elliot Road & I-10, Mill Ave & US-60,  
Baseline Rd & I-10)
- Close Proximity to Elliot Road Retail Corridor



**Curtis Brown**  
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8925 E Pima Center Parkway  
Suite 200  
Scottsdale, Arizona 85258  
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**ROSS  
BROWN**

### Suite 7 Features:

- Size: ±17,873 SF
- Office Area: ±1,814 SF
- Loading: 4 (9' x 10') Truck Well  
1 (12' x 14') Grade Level
- Clear Height: 24'
- Power: 277/480v (Amps TBD)
- Parking: 1.7:1000 (30 spaces)



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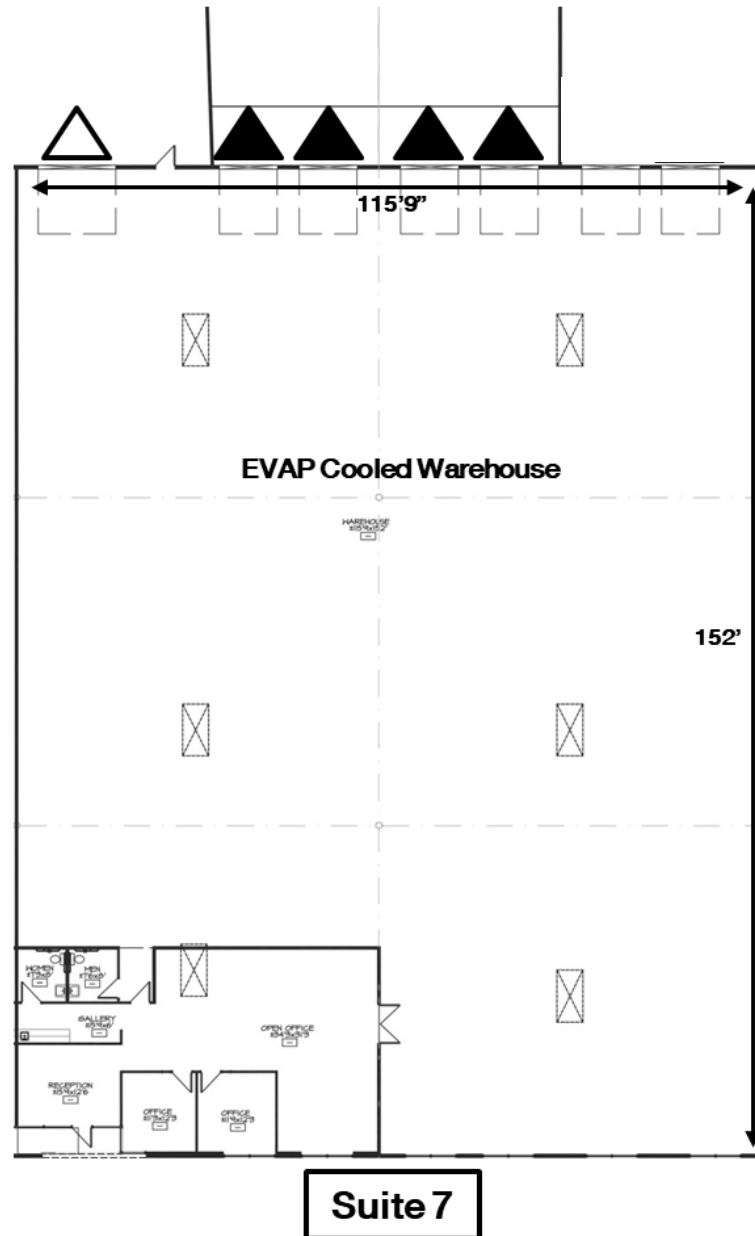
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- ▲ Dock High Door
- △ Grade Level Door



**Available with 30 days notice**

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