

FOR SALE/LEASE
1820 E. THIRD STREET
TEMPE, ARIZONA

Light Industrial / Manufacturing Building with Yard

TEMPE TOWN LAKE
ON THE RIO SALADO



RIO SALADO PKWY.

MCCLINTOCK DR.

SUBJECT

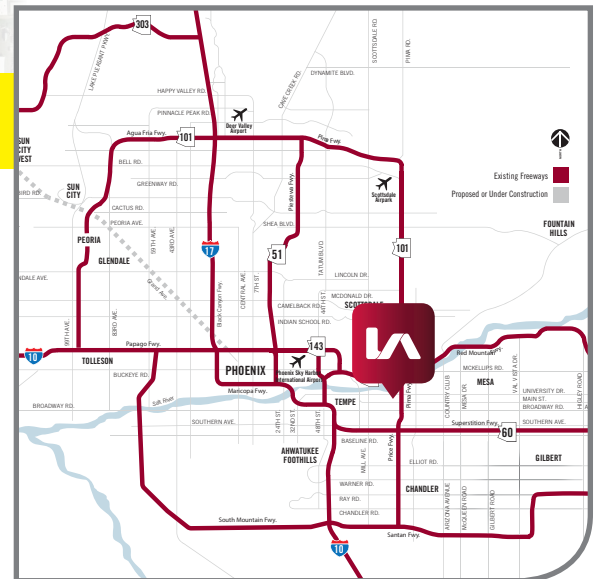
FEATURES

- Close to the Loop 202 & 101 Freeways
- Fenced Lot/Yard
- Floor drains
- 10 Minutes from Sky Harbor Airport
- 600 Amps 120/208v
- 12' Clear Height
- Zoned GID, Tempe
- Grade Level Loading
- 10'x10' Overhead Doors
- 2018 Property Taxes: \$7,423.76

Opportunity Zone

- **Total Building Size:** ±4,909 SF Industrial Warehouse
- **Office:** ±813 SF
- **Parcel:** ±32,286 SF
- **Fenced Yard:** ±15,000 SF
- **For Sale:** \$750,000
(The property would be a great for a contractor involved in the NOVUS project)
- **For Lease:** \$1.00 Modified Gross

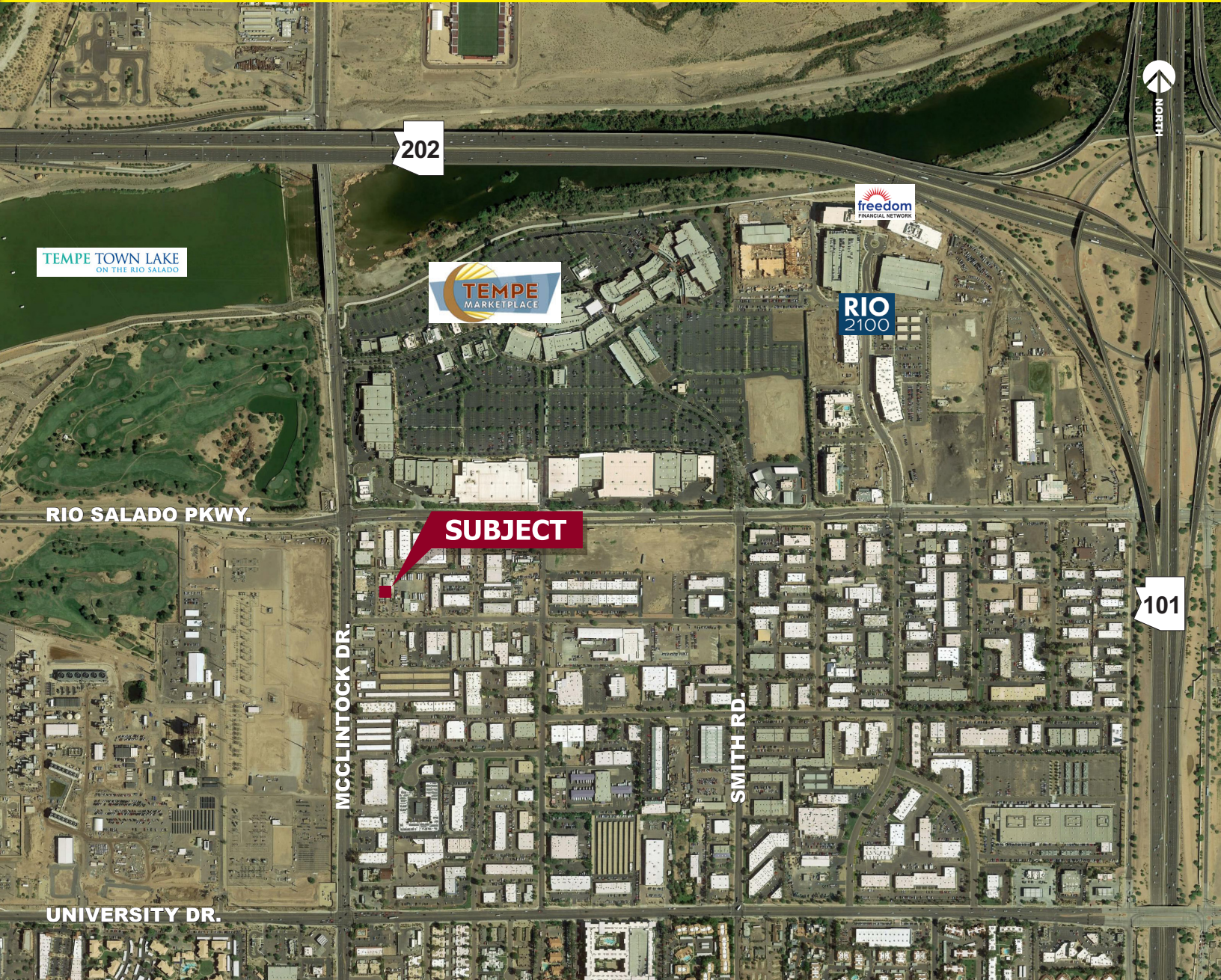
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Light Industrial / Manufacturing Building with Yard



Opportunity Zone

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