

ROOSEVELT TECHNOLOGY CENTER

±22,385 SF INDUSTRIAL FLEX/MANUFACTURING FOR LEASE

528 W. 21ST STREET, SUITE 1 | TEMPE, ARIZONA 85282

RENOVATIONS UNDERWAY FOR SPEC SUITE



PETE KLEES

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PROPERTY OVERVIEW & FEATURES

AVAILABLE SPACE

Suites 1 -4: ±22,385 SF
Divisible to: ±15,565 SF

OFFICE AREA

Currently 35%, can change to Tenant spec

ZONING

GID, City of Tempe

CLEAR HEIGHT

14' - 15'

YEAR BUILT

1984

CONSTRUCTION

Concrete Tilt

POWER

1200 amps @ 277-480v, 3p

PARKING

2.25/1,000 SF; some covered

FEATURES

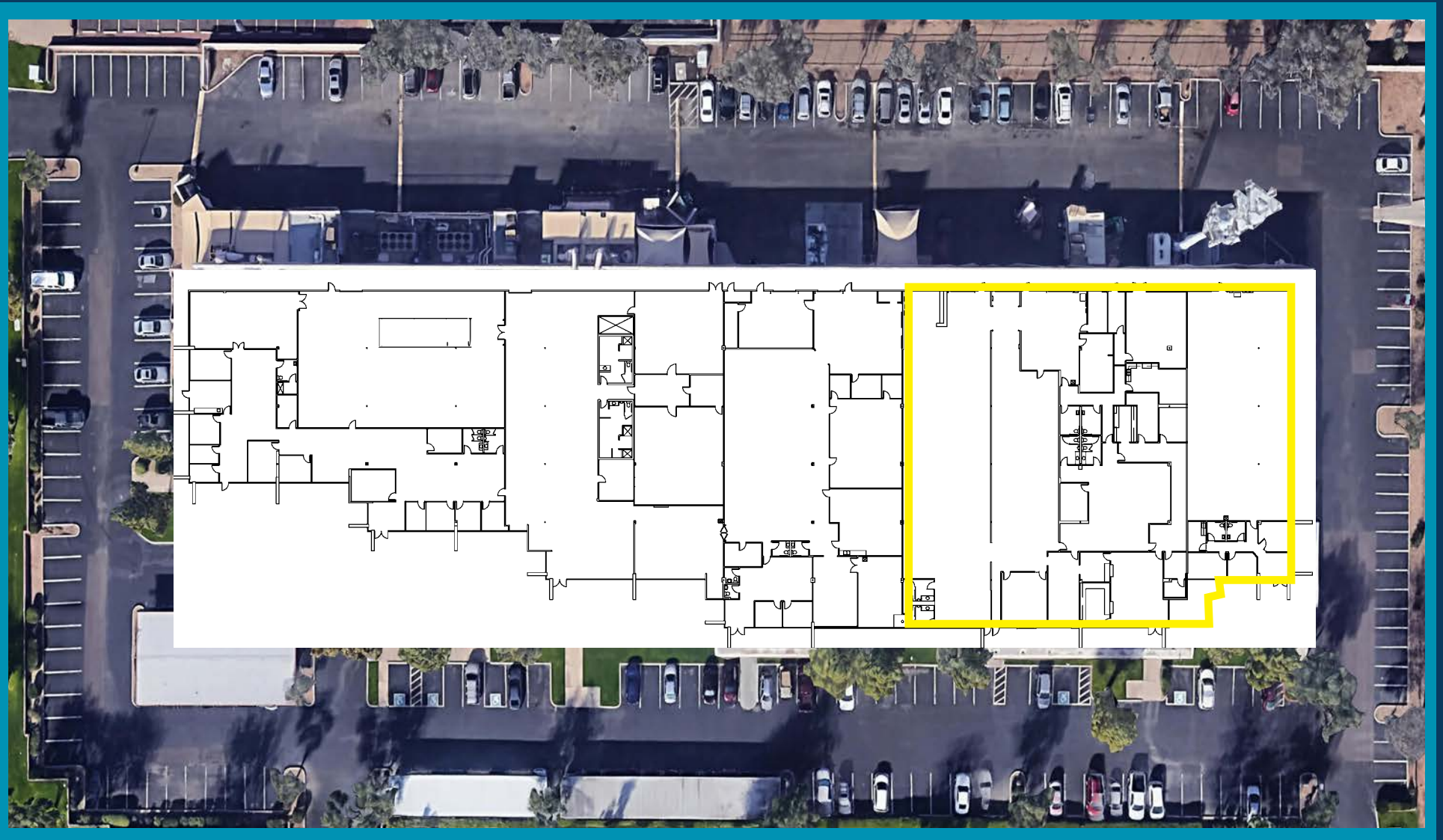
90% Air-conditioned



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IDEAL LOCATION



4 MINUTES TO HIGHWAY 60



4 MINUTES TO INTERSTATE 10



6 MINUTES TO HIGHWAY 202



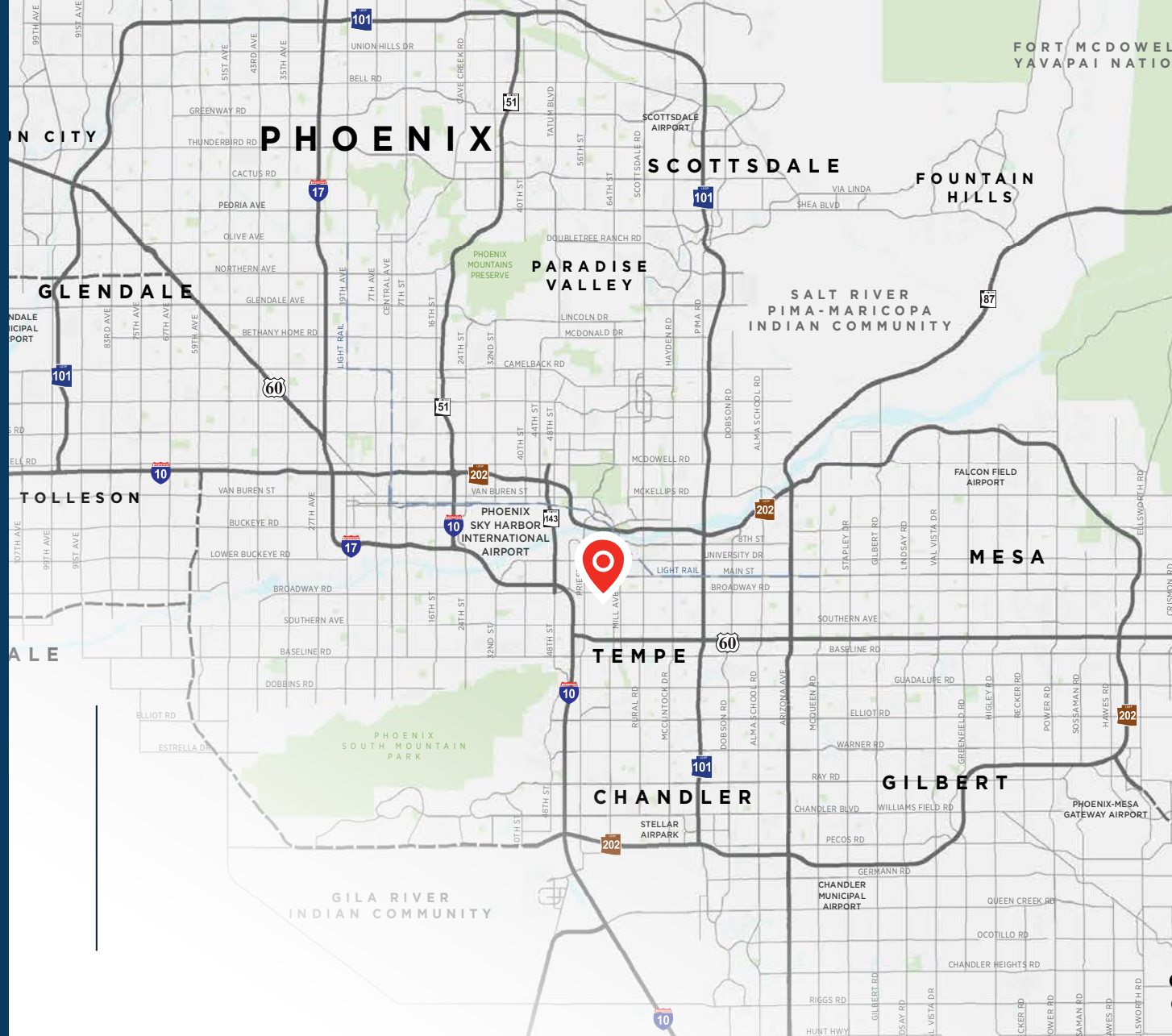
10 MINUTES TO SKY HARBOR AIRPORT



330,082 POPULATION (3 mile)



\$73,800 AVERAGE INCOME (3 mile)



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