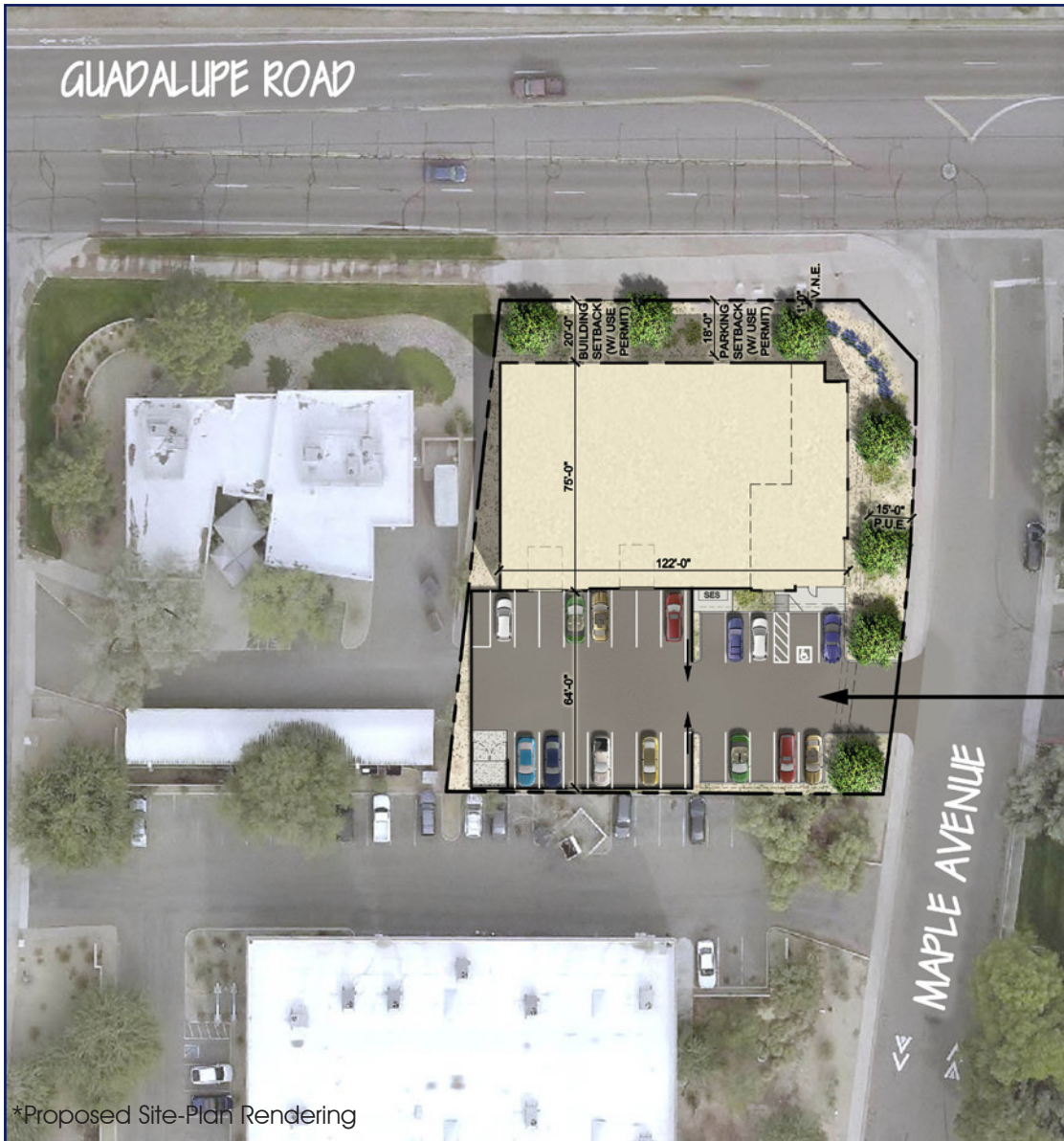


6422 South Maple, Tempe AZ 85284

- 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

- ±24,106 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

- ±9,000 SF Build to Suit Building in ±24,106 SF Lot
- To Be Completed Q3, 2018
- **Sale Price: \$1,350,000**

Option 2 - Lot With Plans - SALE

- ±29,106 SF Lot
- Fully Developed, Engineering and Pre-Permitting by LGE
- **Sale Price: \$407,400 (\$14 PSF)**

Option 3 - Single-Tenant Industrial Building - LEASE

- ±9,000 SF Industrial Building
- To Be Completed Q3, 2018
- **Lease Rate: \$0.95 NNN + \$0.13 CAM PSF**

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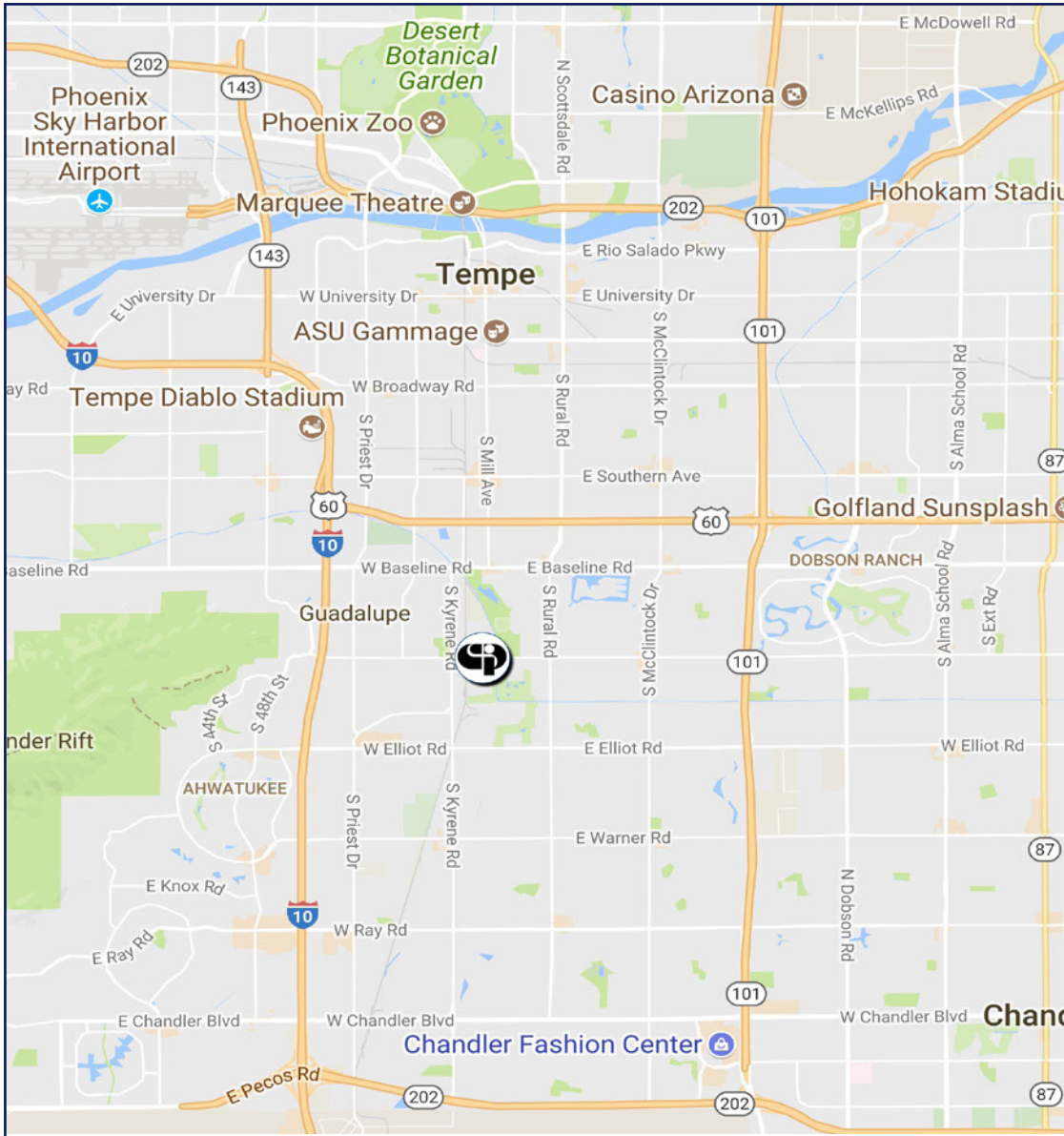
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*Proposed Site-Plan Rendering

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