

# FAIRMONT COMMERCE CENTER

444 W. FAIRMONT DRIVE | TEMPE, ARIZONA

FOR LEASE: ±83,200 SF DISTRIBUTION BUILDING



**MIKE HAENEL**

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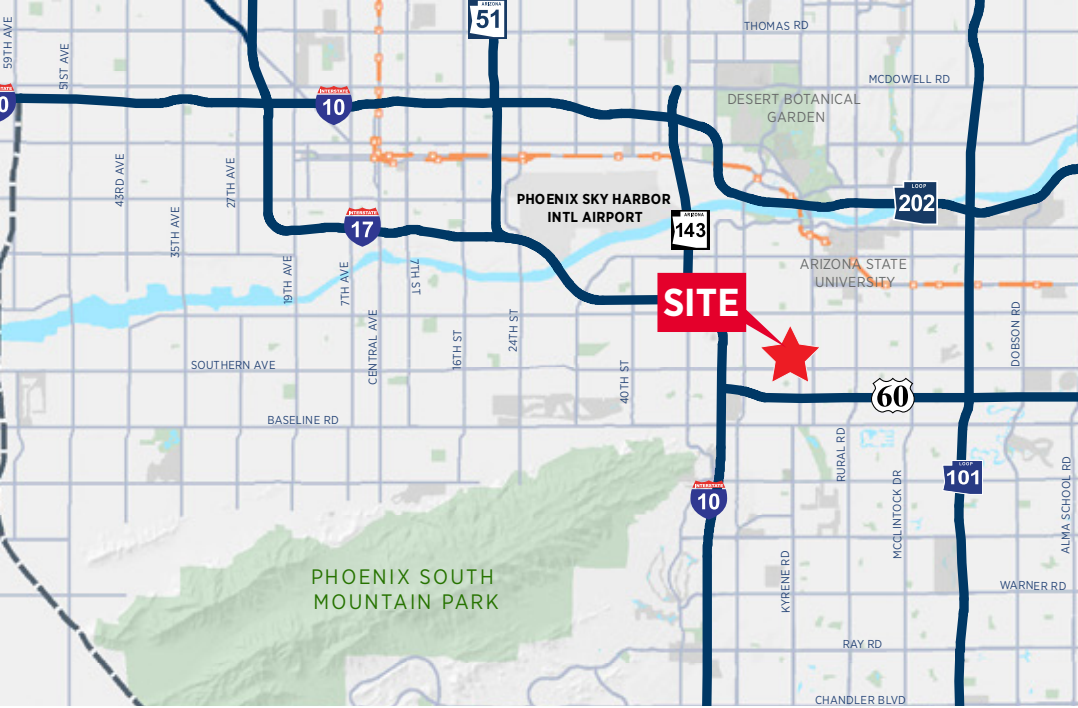
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## PROPERTY HIGHLIGHTS

- ±83,200 SF
- ±5,000 SF Office
- ±0.25 Acres Fenced Yard
- Zoning: GID (I-I), City of Tempe
- Clear Height: 24'
- Column Spacing: 24' x 52'
- 15 Dock High Doors
- Power: 1,200a 277/480v

## TEMPE HIGHLIGHTS



- Tempe's centralized location in the metropolitan area provides tremendous ease of access to over 1 million drivers within 30 minutes.



- Bloomberg Business ranks Tempe as "America's Third Most Affordable, Fun City"

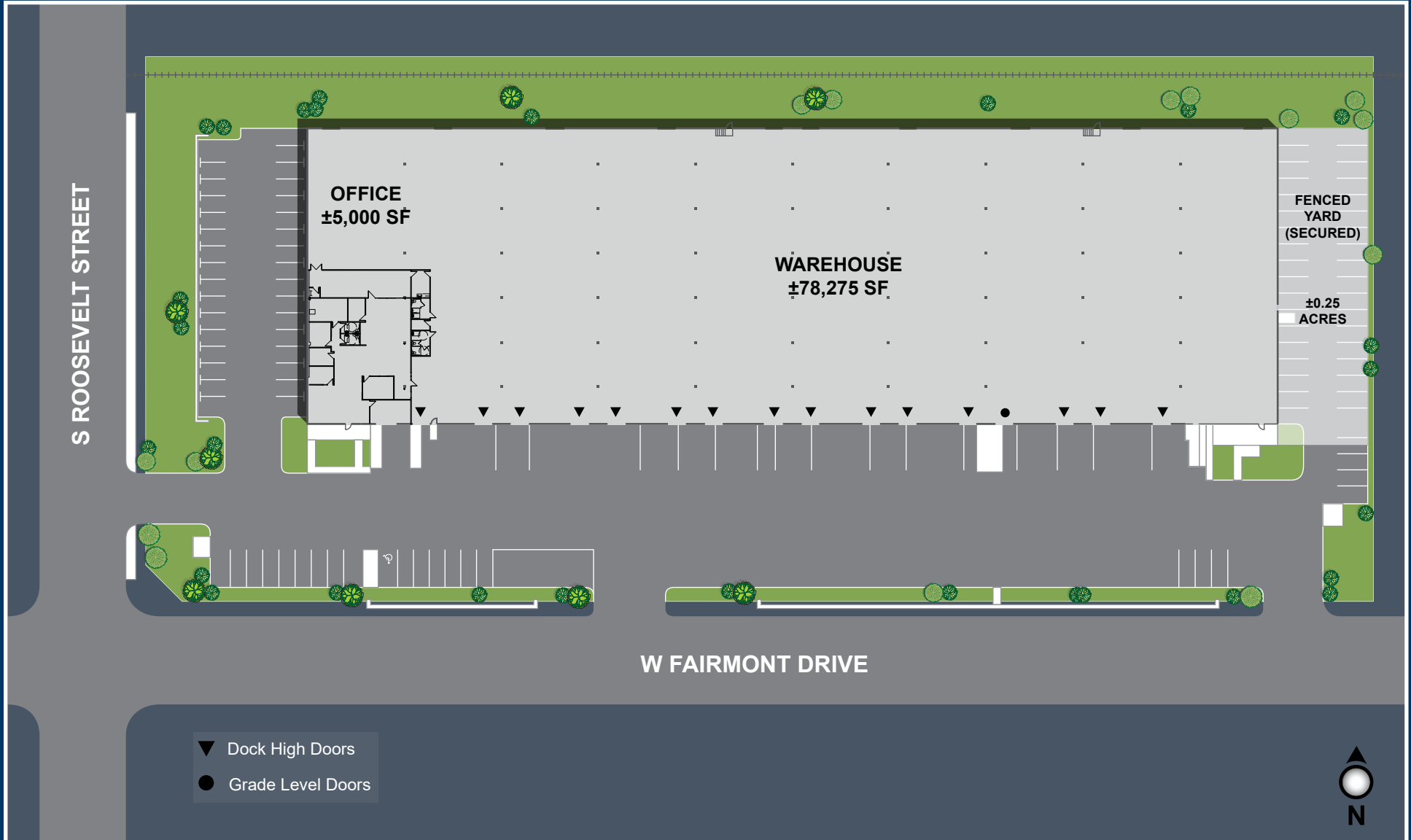


- Tempe's population is highly educated, with 44.4% holding a Bachelor's Degree or higher.



- Tempe's population is slated to increase by 16,475 people (8.8%) in the next five years.

# SITE PLAN





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