





- ±1,056 Square Feet on 1.32 Acres
- · Zoned GID, City of Tempe
- APN# 132-41-017, 018
- 1 Drive Up Door (8'x10')
- Fully Fenced

- Perfect For Storage
- 1/4 Mile from Tempe Marketplace
- 1/2 Mile from Loop 202
- 3/4 Mile from Loop 101
- In Opportunity Zone & Tempe Smith Industrial Innovation Hub



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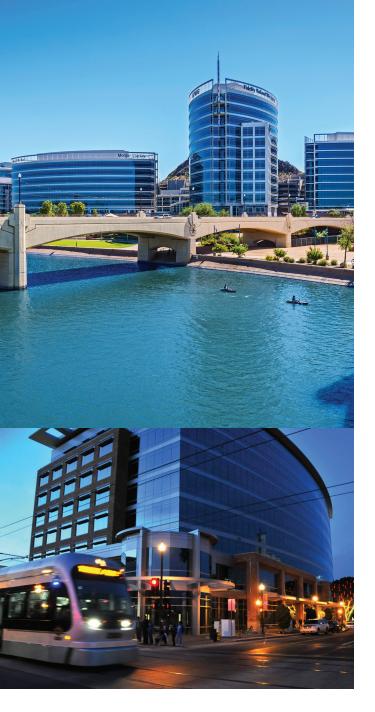












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## **EMPLOYMENT/ECONOMY**

- Within 5 minutes of ASU, Sun Devil Stadium, Mill Ave Amenities, Tempe Beach Park, Lightrail Station, Mesa Riverview, Cubs Park, and Sky Harbor Intl Airport
- Tempe is one of the few Southwestern cities that has more workers than residents
- Choosing Tempe will save \$71M \$128M in combined labor and real estate costs over a 10-year period

# **COMMUTE/TRANSPORTATION**

- Central location provides tremendous ease of access to over 1.2M drivers within 30 minutes
- The 20-mile valley metro rail line connects Phoenix, Tempe and Mesa
- The 9 stations in the Tempe Transportation Center connects the light rail to more than a dozen bus routes and provides passenger amenities, ticketing, and bicycle parking
- Tempe provides bus service on all major arterial streets, approximately 20 routes throughout the city.
- Tempe was named one of the 14 cities across the U.S. to be designated a "Bicycle Friendly Community"

## LIFESTYLE/ENTERTAINMENT

- One of the hottest entertainment centers in Arizona, Mill Avenue has the highest concentration of restaurants, cafes, microbreweries, sports bars, unique shopping and nightlife
- More than 2.7 million people spend time at Tempe Town Lake each year, which hosts more than 100 events/year
- There are 10,000+ miles of hiking trails
- 750+ miles of bikeways
- More than 100 restaurants, shops, nightclubs, and art galleries

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