



2710
SOUTH ROOSEVELT STREET

FREESTANDING FLEX BUILDING FOR SALE
2710 SOUTH ROOSEVELT STREET, TEMPE, ARIZONA 85282



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SOUTH ROOSEVELT STREET

Features

ADDRESS 2710 S Roosevelt Street, Tempe, AZ 85282 (Maricopa County)

PRICE \$2,120,240.00 (\$170 PSF)

AVAILABLE 12,472 SF flex building on a 34,325 SF lot

CEILING 8' – 12'

ROOF Built-up comp roof over wood truss system

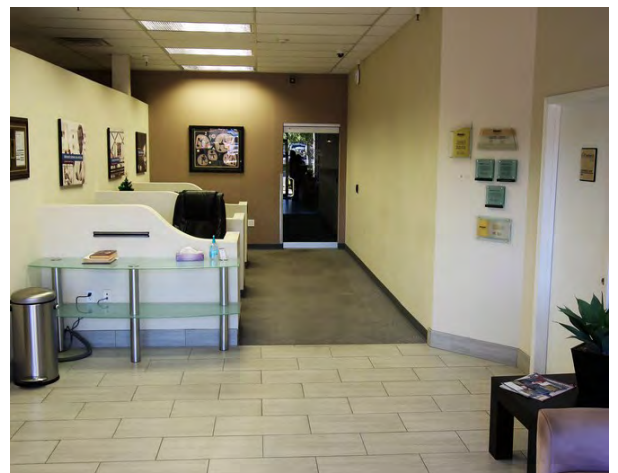
YEAR BUILT 1985, completely renovated in 2012

TENANCY OneNeck IT Solutions vacating at lease expiration (6/30/2019)

PARKING 3.1:1,000 (19 open; 18 covered; & 2 handicap)

ZONING I-2, City of Tempe, General Industrial District

APN 123-36-005P



Tempe Freestanding Flex Property For Sale



100% HVAC
Heated and Cooled



TI/T3
Broadband



Large enclosed area for
tenant's backup power generators



1,800A 277/480 volt 3 phase
1500kVA utility transformer



Easy Ingress/Egress



Theaters, hotels, restaurants,
shopping nearby

PROPERTY HIGHLIGHTS

- / Approximately 7,500 SF of office, conference rooms, and kitchen/break room built out with Class A finishes
- / Approximately 5,000 SF of open flex currently housing data center services
- / Private offices with workstation flex rooms, 2 conference rooms, break room and kitchen, storage room, tool room, large electrical/telco room, janitor closet and men/women handicap accessible restrooms.

UTILITIES

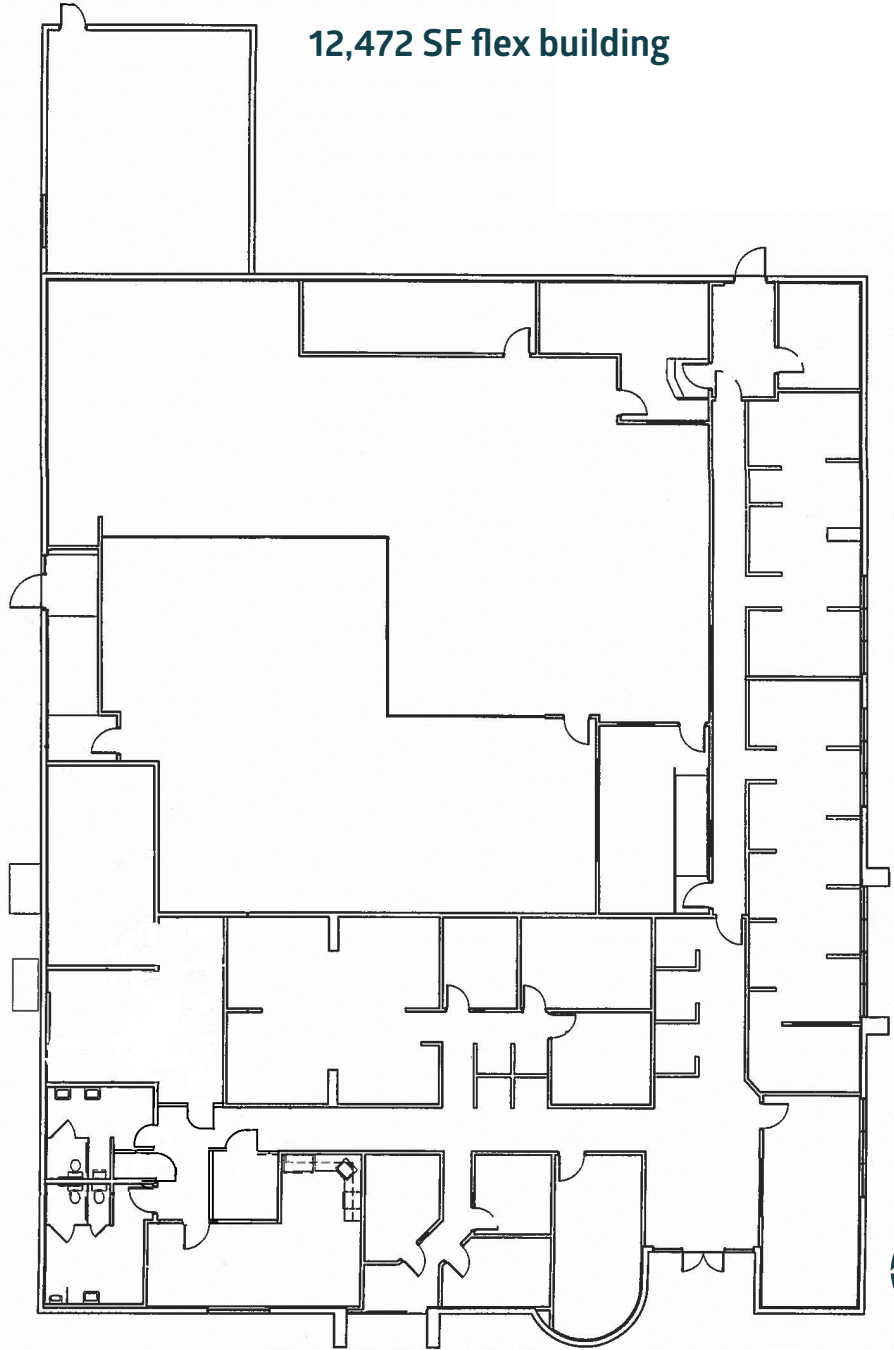
SRP and City of Tempe for water and power. Carrier neutral facility currently provided with Cox, Century Link and Tier 1 Communications fiber with 2 different telecom entrances and internet bandwidth.

Drive times

1 mile to US-60 / **2** miles to I-10 / **3** miles to Loop 202 / **6** miles to Sky Harbor International Airport



12,472 SF flex building



FOR SALE INFORMATION, CONTACT

Michelle Gardner
Senior Vice President
602.513.5126
michelle.gardner@kidder.com

Eric Butler
Senior Vice President
602.513.5106
eric.butler@kidder.com

kiddermathews.com



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