

407 SOUTH PRICE ROAD

TEMPE, ARIZONA

FOR LEASE



\$10,950/MO NNN

±12,840 SF ON 2.5 ACRES

FEATURES:

- ± 12,840 sq. ft. building on 2.5 acres
- ± 6,120 sf showroom/office on 2 floors
- ± 1,440 sf evap cooled warehouse
- ± 20' clear height
- ± 5,280 sf open maintenance bay
- (4) ± 22' x 60' maintenance bays
- ± 2,350 sf outside wash area with grease traps
- ± 1.65 ACRE SECURED, FENCED YARD
- 500 gallon gasoline tank
- 1,500 gallon diesel fuel tank
- Heavy 277/480v 3 phase power
- Loop 101 visibility
- Great freeway access
- Built in 1999
- Block construction
- Low maintenance steel roof
- 2013 Estimated Property Taxes: +/- \$24,900



 **LEE & ASSOCIATES®**
COMMERCIAL REAL ESTATE SERVICES

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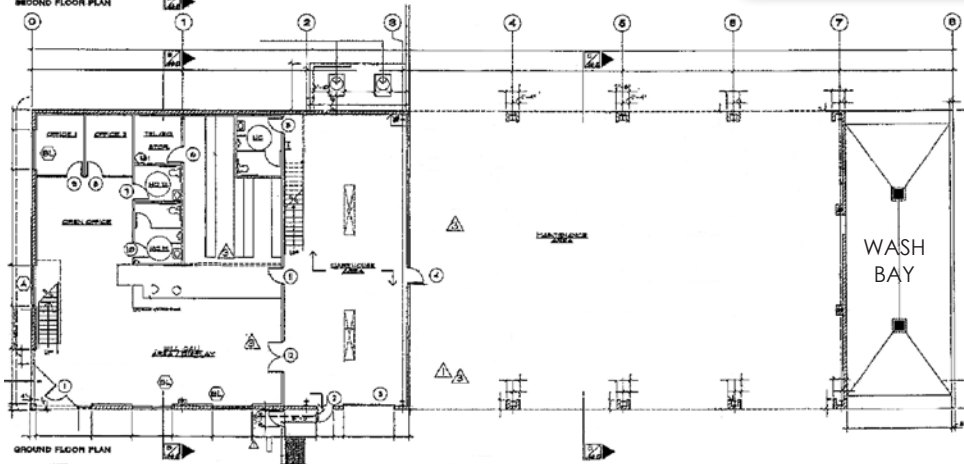
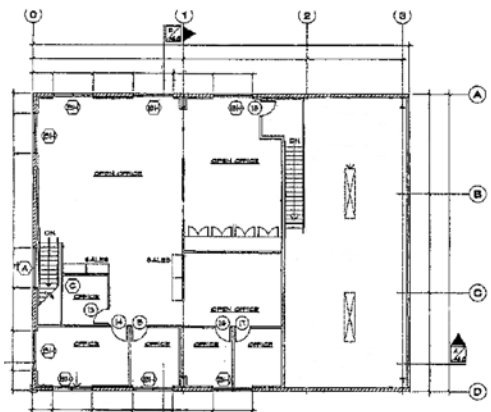
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