

**3380 South
PRICE**

**HIGH TECH OFFICE/ADVANCED
MANUFACTURING CAMPUS**

Available on the Price Road Corridor





PROPERTY FACTS

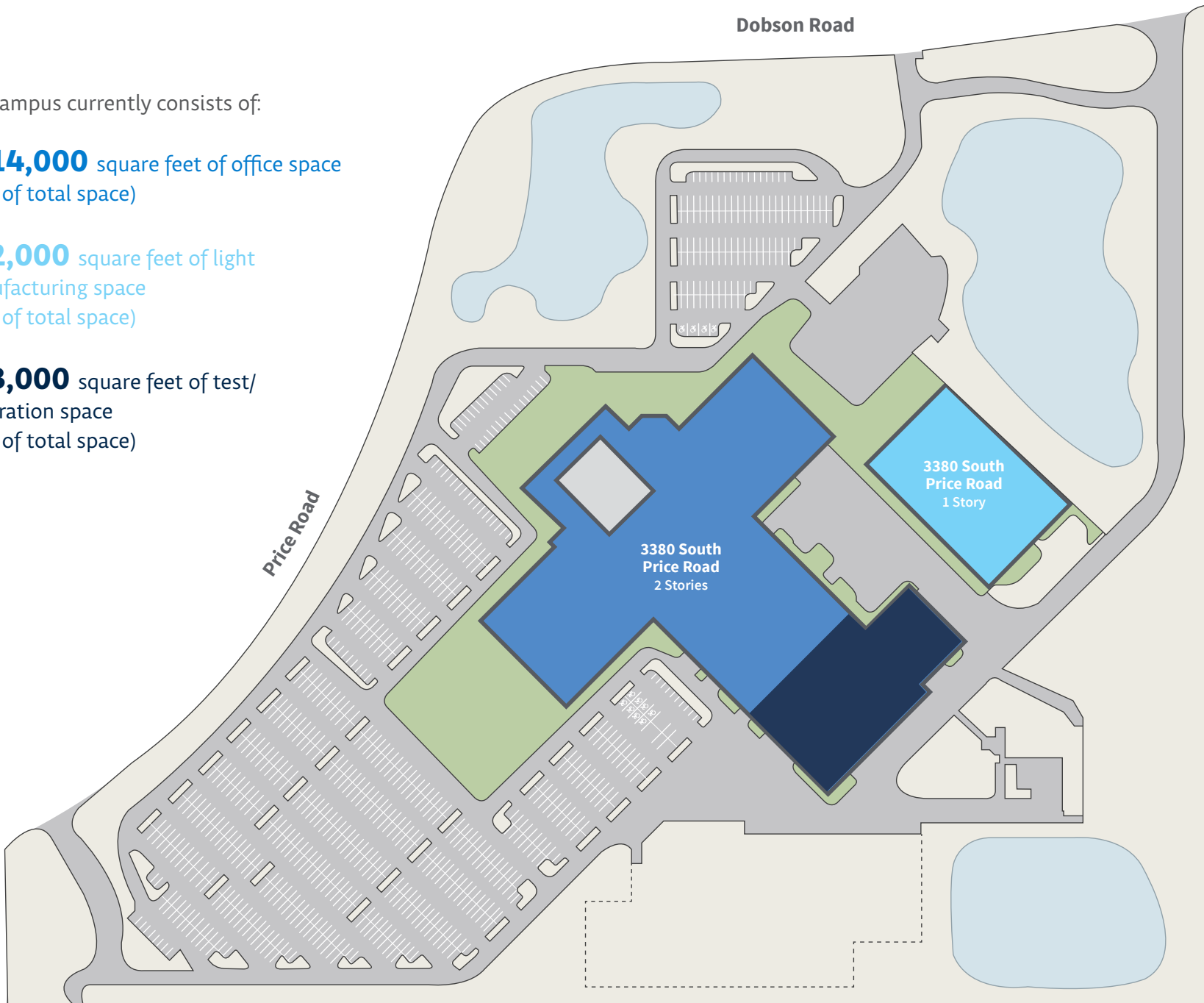
- \pm 44 acres
- \pm 369,000 total square feet in two one- and two-story buildings (campus can be expanded)
- Built in 1989 and 1999
- Renovated/expanded in 2009
- Up to 50' clear heights
- Cafeteria
- 19 drive-in loading doors
- 12 five-ton, overhead and two three-ton jib cranes
- Heavy utility infrastructure
- Secure Department of Defense communications space
- Institutional ownership that has the financial means to accommodate tenant needs

The campus currently consists of:

±214,000 square feet of office space
(58% of total space)

±82,000 square feet of light
manufacturing space
(22% of total space)

±73,000 square feet of test/
integration space
(20% of total space)





6.9 million square feet of retail space within 4 miles



57 restaurants within 4 miles



14 hotels within 4 miles

- Excellent freeway access to Loops 101 & 202
- Phoenix Sky Harbor Airport is an approximate 18-minute drive
- Arizona State University Tempe Campus is an approximate 15-minute drive
- Strong, educated labor pool in surrounding area



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