

# BASELINE BUSINESS PARK



OFFICE // FLEX // WAREHOUSE

230-254 W BASELINE RD & 5016-5032 S ASH AVE | TEMPE, AZ

## FOR MORE INFORMATION:

### Leroy Breinholt

o. 480.966.6593

c. 602.377.4687

lbreinholt@cpiaz.com

### Darin Edwards

o. 480.214.1117

c. 480.628.8661

dedwards@cpiaz.com

### Commercial Properties Inc.

2323 W. University Dr.

Tempe, AZ

www.cpiaz.com

## PROPERTY FEATURES

- » Suites available between  $\pm 1,197$  -  $\pm 2,813$  SF
- » 20% - 100% Build out
- » 100% Air-conditioned suites available
- » Attractive business park with frontage on Baseline Rd
- »  $\pm 14'$ - $16'$  Clear height in warehouse
- » Grade-level loading
- » Ample parking
- » Great freeway access to I-10, US 60, SR143, Loop 202 and Loop 101
- » Near Sky Harbor Airport, ASU and close to many retail amenities
- » Zoning: General Industrial
- » Newly renovated suites



# BASELINE BUSINESS PARK

## SITE PLAN



Available

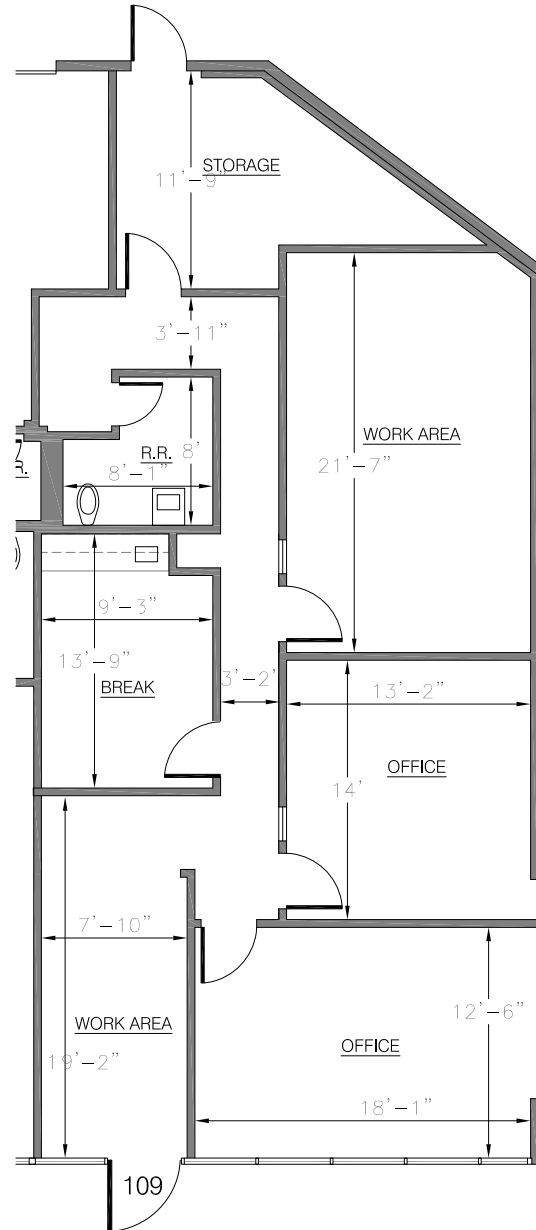
Leased

## AVAILABILITIES

Unit	±SF	Office %	Suite Notes
<b>250 W Baseline Road</b>			
105	1,294	20%	Reception area, office, restroom. Frontage on Baseline Road.
<b>5016 S. Ash Avenue</b>			
101-102	1,760	100%	<b>SPEC SUITE:</b> Reception area, 4 offices, bullpen, restroom, frontage on Ash Avenue.
109	1,575	100%	Reception area, Conference room, 1 office, bullpen, work room, 100% A/C, no overhead door.
<b>5020 S. Ash Avenue</b>			
103-104	2,435	50%	<b>SPEC SUITE:</b> Reception area, 3 offices, conference room, 100% A/C cooled, 15' wide overhead door.
106	2,185	30%	<b>SPEC SUITE:</b> Reception/showroom, 1 private office, break cabinet, 30% office, 100% A/C cooled warehouse.
<b>5024 S. Ash Avenue</b>			
104-105	2,595	100%	<b>SPEC SUITE:</b> Reception area, 4 offices, conference room, bullpen.
108-109	2,813	35%	<b>SPEC SUITE:</b> 100% A/C 12' tall drop ceiling, Reception area, 2 offices, conference room, 2 restrooms, break area.
111	1,968	20%	<b>SPEC SUITE:</b> 100% A/C drop ceiling, reception area, 1 private office, large drop ceiling bullpen/production area.

# BASELINE BUSINESS PARK

## FLOOR PLAN: 5016-109



### FOR MORE INFORMATION

#### Leroy Breinholt

o. 480.966.6593

c. 602.377.4687

lbreinholt@cpiaz.com

#### Darin Edwards

o. 480.214.1117

c. 480.628.8661

dedwards@cpiaz.com

BASELINE BUSINESS CENTER

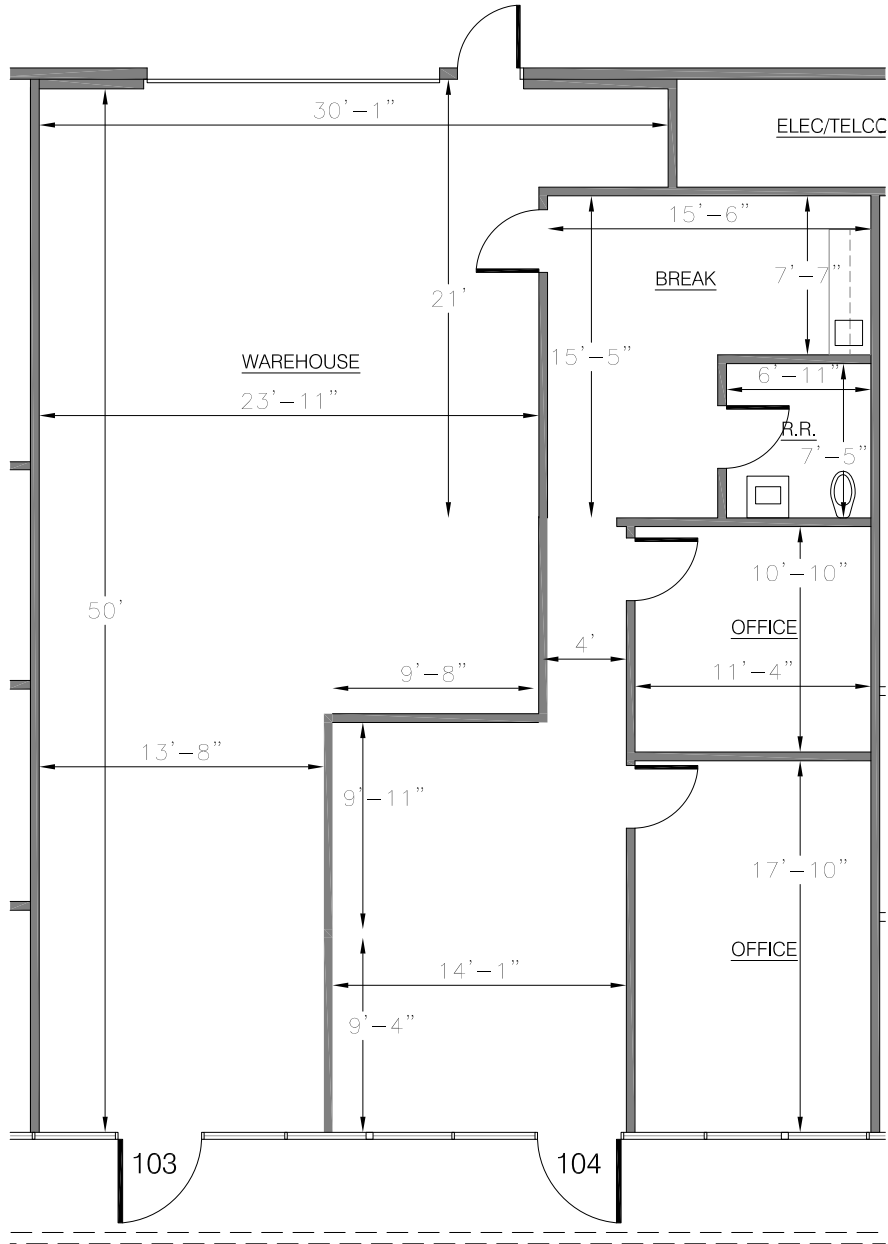
230-254 W BASELINE RD

5016-5032 S ASH AVE

TEMPE, AZ

# BASELINE BUSINESS PARK

## FLOOR PLAN: 5020-103/104



### FOR MORE INFORMATION

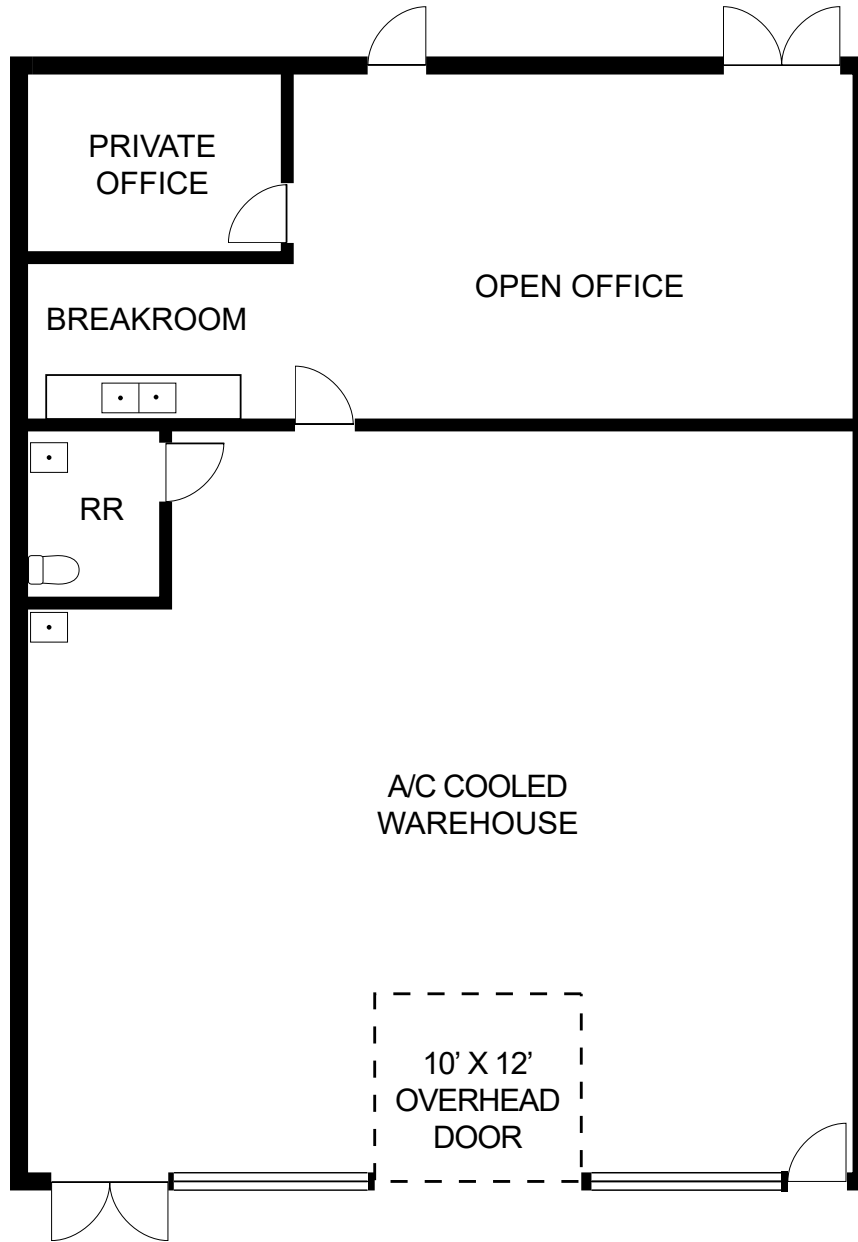
**Leroy Breinholt**  
 o. 480.966.6593  
 c. 602.377.4687  
 lbreinholt@cpiaz.com

**Darin Edwards**  
 o. 480.214.1117  
 c. 480.628.8661  
 dedwards@cpiaz.com

BASELINE BUSINESS CENTER  
 230-254 W BASELINE RD  
 5016-5032 S ASH AVE  
 TEMPE, AZ

# BASELINE BUSINESS PARK

## FLOOR PLAN: 5020-106



### FOR MORE INFORMATION

#### Leroy Breinholt

o. 480.966.6593

c. 602.377.4687

lbreinholt@cpiaz.com

#### Darin Edwards

o. 480.214.1117

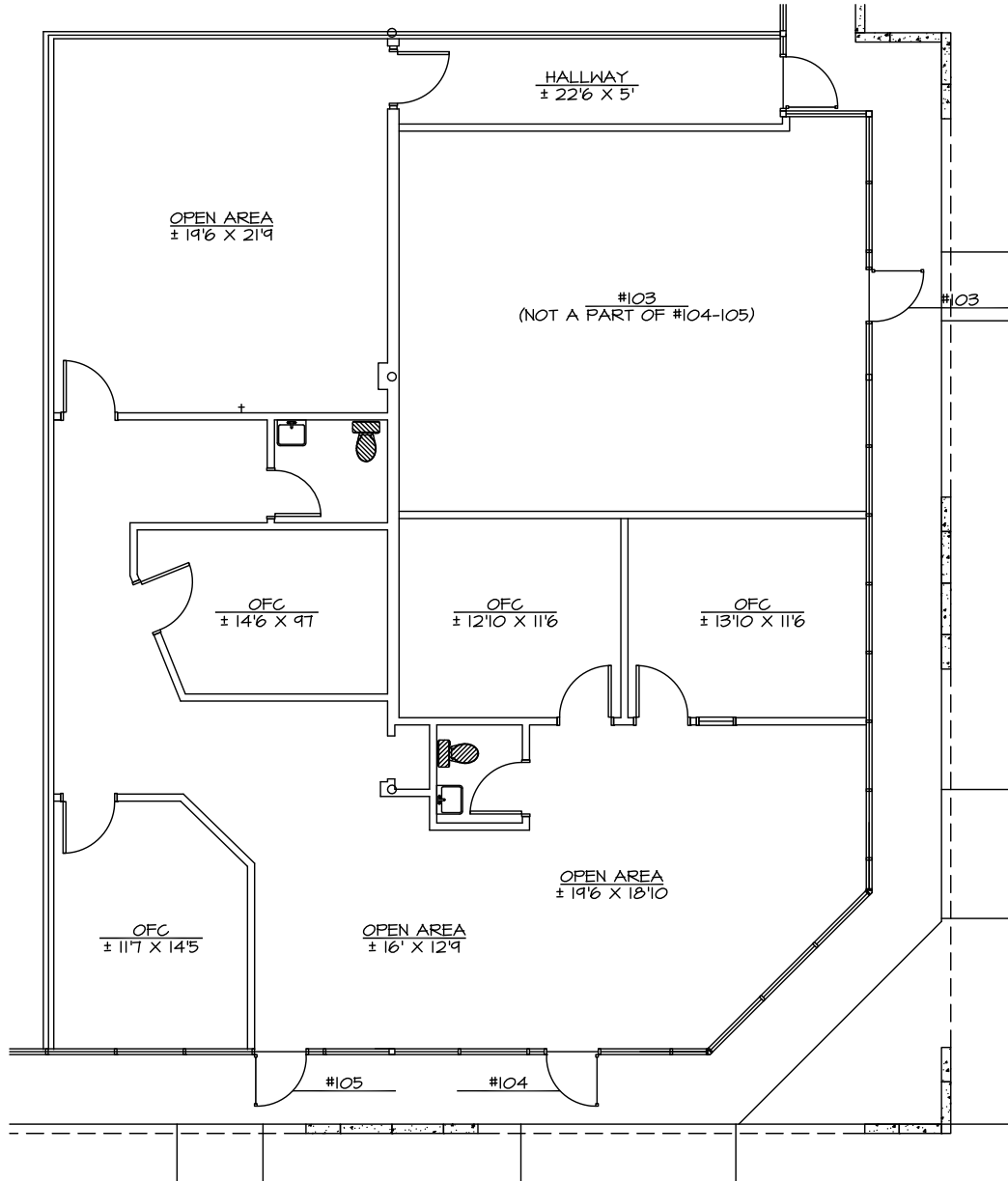
c. 480.628.8661

dedwards@cpiaz.com

BASELINE BUSINESS CENTER  
230-254 W BASELINE RD  
5016-5032 S ASH AVE  
TEMPE, AZ

# BASELINE BUSINESS PARK

## FLOOR PLAN: 5024-104/105



### FOR MORE INFORMATION

#### Leroy Breinholt

o. 480.966.6593

c. 602.377.4687

lbreinholt@cpiaz.com

#### Darin Edwards

o. 480.214.1117

c. 480.628.8661

dedwards@cpiaz.com

BASELINE BUSINESS CENTER

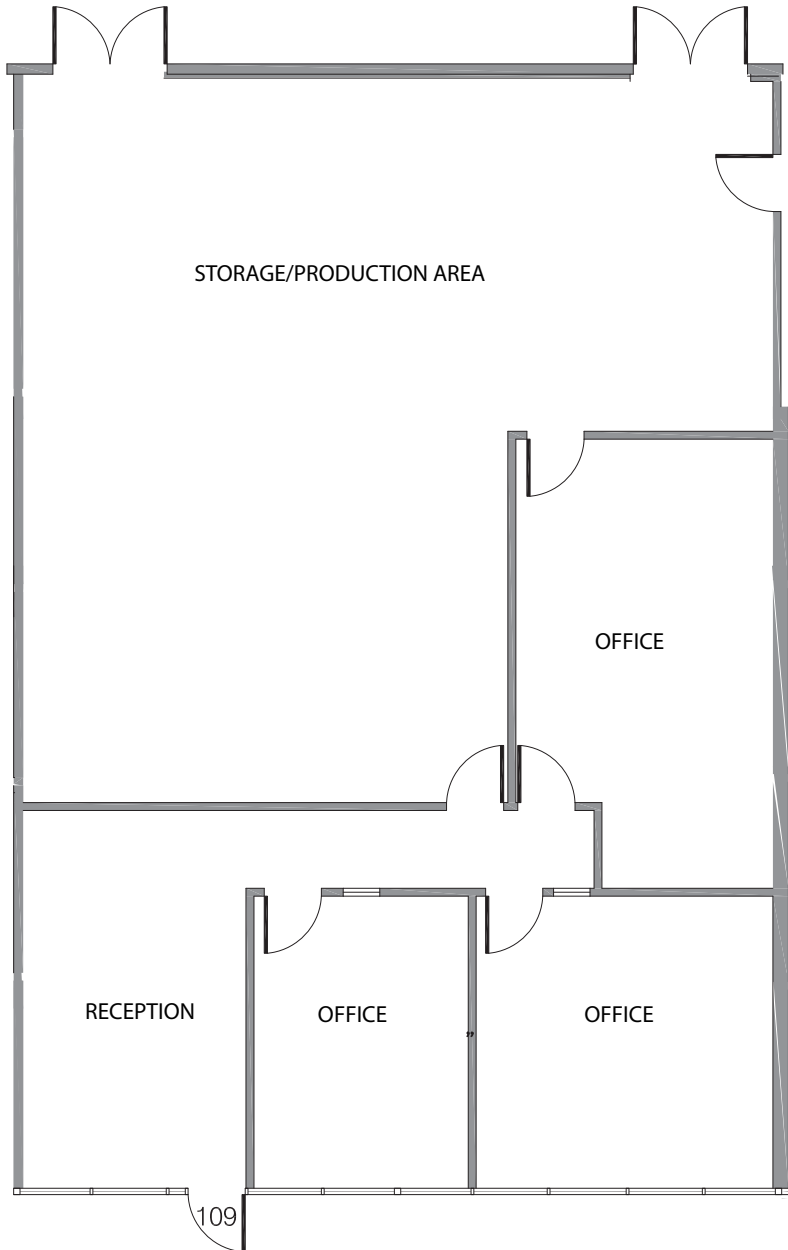
230-254 W BASELINE RD

5016-5032 S ASH AVE

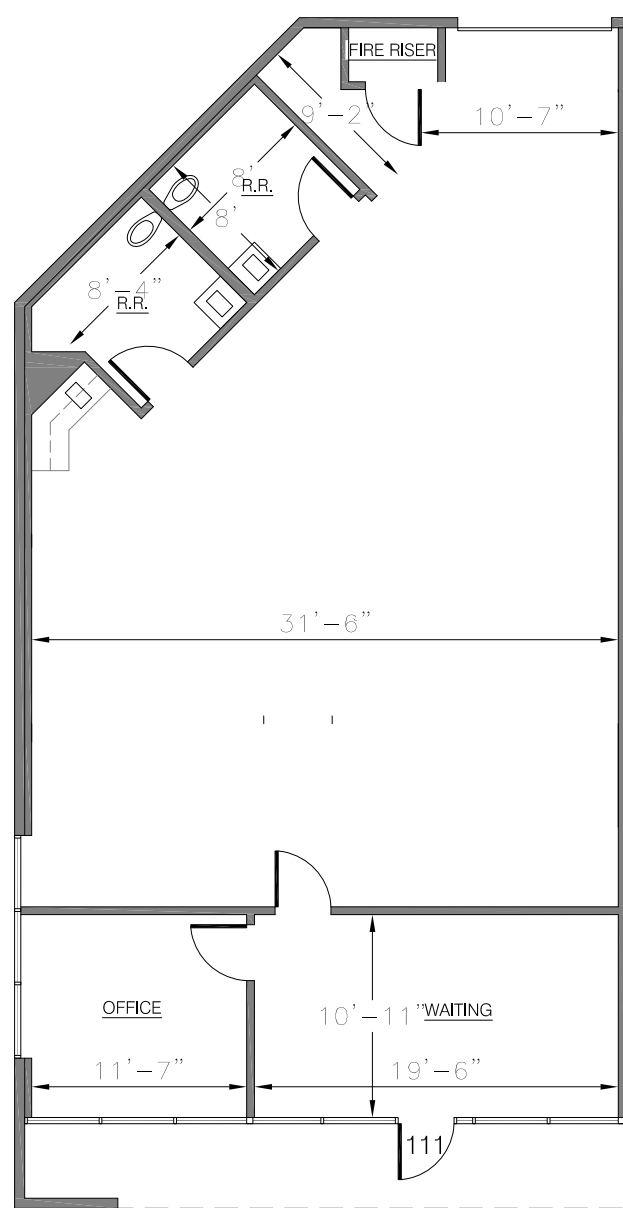
TEMPE, AZ

# BASELINE BUSINESS PARK

FLOOR PLAN: 5024-108/109



FLOOR PLAN: 5024-111



## FOR MORE INFORMATION

**Leroy Breinholt**

o. 480.966.6593

c. 602.377.4687

lbreinholt@cpiaz.com

**Darin Edwards**

o. 480.214.1117

c. 480.628.8661

dedwards@cpiaz.com

BASELINE BUSINESS CENTER

230-254 W BASELINE RD

5016-5032 S ASH AVE

TEMPE, AZ



**COMMERCIAL PROPERTIES INC.**

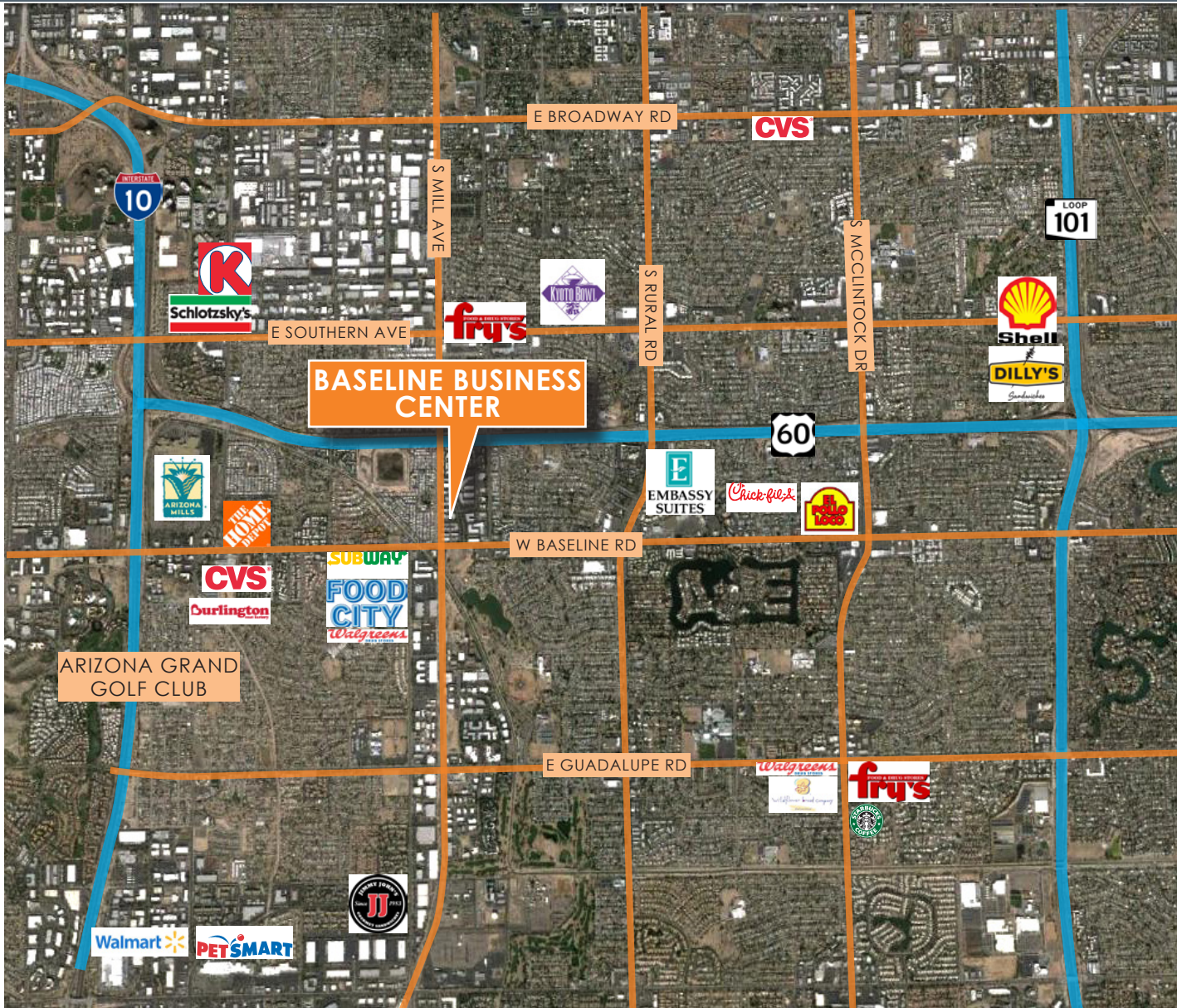
Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com



# BASELINE BUSINESS PARK

## LOCAL AMENITIES



### FOR MORE INFORMATION

**Leroy Breinholt**  
o. 480.966.6593  
c. 602.377.4687  
lbreinholt@cpiaz.com

**Darin Edwards**  
o. 480.214.1117  
c. 480.628.8661  
dedwards@cpiaz.com

BASELINE BUSINESS CENTER  
230-254 W BASELINE RD  
5016-5032 S ASH AVE  
TEMPE, AZ