## **ADJACENT BUILDLINGS FOR SALE**



229 S. CLARK DRIVE & 304 S. ROCKFORD DRIVE TEMPE // ARIZONA



D CIRCUITS, INC. 304

**ADDRESS** 304 S. Rockford Dr, Tempe

**SUBJECT PROPERTY SIZE** ±11,127 Square Feet

**LAND AREA** ±0.77 Acres, ±33,495 SF

**PRICE** \$1,168,335 (\$105.00 PSF)



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# **ADJACENT BUILDLINGS FOR SALE**



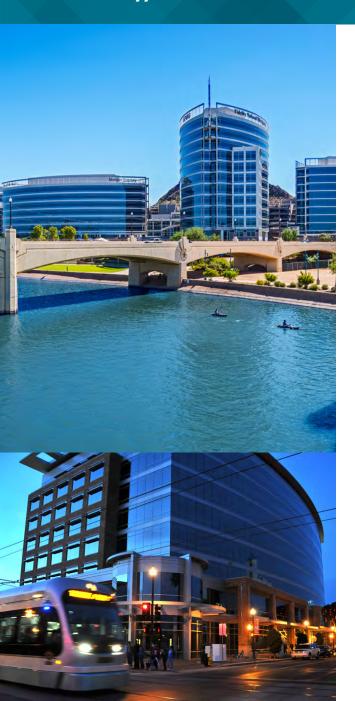
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#### **EMPLOYMENT/ECONOMY**

- 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 restaraunts, shops, nightclubs, and art galleries



**ADDRESS** 304 S. Rockford Dr., Tempe

YEAR BUILT 1985

**CONSTRUCTION** Concrete Block

**LOADING** Grade Level

**ZONING** GID, City Of Tempe

**PARKING** 33 Spaces (some covered)

CLEAR HEIGHT 14

**POWER** 1200 amps, 120/208 volt

**SPRINKLERED** No

PARCEL NUMBER 132-37-057A

**PROPERTY TAXES** \$14,117.96 (2018)

100% air-conditioned

**FEATURES** Approx. 65% office build-out

Currently utilized for general office and curcuit

board assembly

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cushmanwakefield.com

229 South Clark Dr, Tempe
1977
Concrete Block
Grade Level
GID, City Of Tempe
30 Spaces
16'
2000 amps, 277/408 volt
Yes
132-37-045A, 132-37-046
\$16,378.54 (2018)
50% air-conditioned
Approx. 14% office build-out
Currently utilized for circuit board manufacturing



304 S. ROCKFORD DRIVE, TEMPE // ARIZONA