

ADJACENT BUILDINGS FOR SALE

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



ADDRESS	229 S. Clark Dr, Tempe
SUBJECT PROPERTY SIZE	±13,277 Square Feet
LAND AREA	±0.97 Acres, ±42,273 SF
PRICE	\$1,593,240 (\$120.00 PSF)



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)

Rick Danis
Executive Director
602.224.4405
Rick.Danis@cushwake.com

Paul E. Boyle
Executive Director
602.224.4414
Paul.Boyle@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph: 602.954.9000
fx: 602.253.0528
cushmanwakefield.com



ADJACENT BUILDINGS FOR SALE

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



ASU
ARIZONA STATE UNIVERSITY

PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

DOWNTOWN PHOENIX

MIDTOWN PHOENIX

CAMELBACK CORRIDOR

MILL AVENUE DISTRICT
100+ RESTAURANTS & SHOPS
± 10 MINUTES AWAY

THE GRAND AT PAPAGO PARK

PAPAGO PARK

SUN DEVIL STADIUM

NOVUS INNOVATION CORRIDOR

APS

MCGILINOCK DR

TEMPE MARKETPLACE

PHOENIX RISING SOCCER STADIUM
SALT RIVER PIMA MARICOPA INDIAN COMMUNITY

UNIVERSITY DR

229 SOUTH CLARK ST

304 SOUTH ROCKFORD DR

RIO SALADO BLVD

RIO2100

PROPOSED MULTIFAMILY

THE CIRCUIT

101

202

BROADSTONE RIO SALADO
± 275 MULTIFAMILY UNITS

SLOAN PARK
SPRING TRAINING FACILITY
OF THE CHICAGO CUBS



ADJACENT BUILDINGS FOR SALE

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



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 restaurants, shops, nightclubs, and art galleries



229 S. CLARK DRIVE, TEMPE // ARIZONA

ADDRESS	229 South Clark Dr, Tempe
YEAR BUILT	1977
CONSTRUCTION	Concrete Block
LOADING	Grade Level
ZONING	GID, City Of Tempe
PARKING	30 Spaces
CLEAR HEIGHT	16'
POWER	2000 amps, 277/408 volt
SPRINKLERED	Yes
PARCEL NUMBER	132-37-045A, 132-37-046
PROPERTY TAXES	\$16,378.54 (2018)
FEATURES	50% air-conditioned Approx. 14% office build-out Currently utilized for circuit board manufacturing

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)
FEATURES	100% air-conditioned Approx. 65% office build-out Currently utilized for general office and curcuit board assembly



304 S. ROCKFORD DRIVE, TEMPE // ARIZONA

Rick Danis
Executive Director
602.224.4405
Rick.Danis@cushwake.com

Paul E. Boyle
Executive Director
602.224.4414
Paul.Boyle@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph: 602.954.9000
fx: 602.253.0528
cushmanwakefield.com

