## 2040 W RIO SALADO PARKWAY

TEMPE, ARIZONA + 39,410 SF AVAILABLE - MANUFACTURING



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## PROPERTY FEATURES - STATE-OF-THE-ART MANUFACTURING

• **AVAILABLE** ±39,410 SF - SUBLEASE

**THROUGH Q2 2028** 

• **OFFICE** ±4,200 SF TOTAL

WAREHOUSE ±35,000 SF A/C

• LOADING 2 GRADE LEVEL DOORS

(1 OVERSIZED - 14' X 16')

**5 DOCK HIGH DOORS** 

• CLEAR HEIGHT 30'

• **POWER** 2,000A/277-480V

• TRUCK COURT 185' (EXPANDABLE)

48' X 54' COLUMN SPACING WITH 60' SPEED BAY

ESFR SPRINKLER SYSTEM

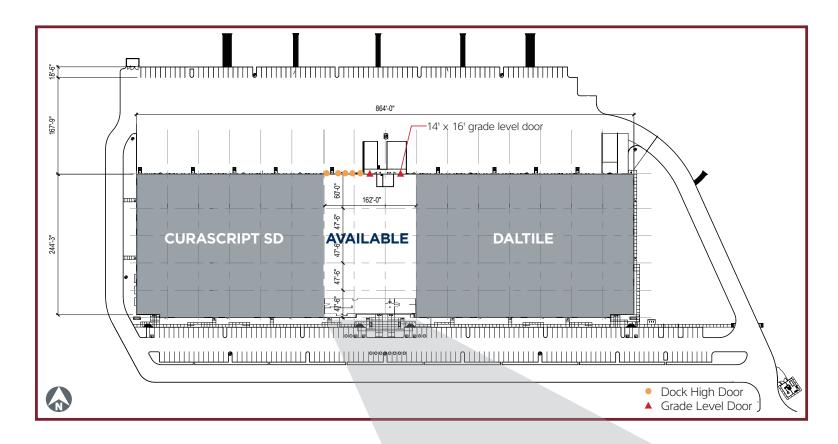
R-38 INSULATION

LEED SILVER

• 6" THICK, 4,000 PSI REINFORCED CONCRETE SLAB



## **SITE PLAN**



• **TOTAL** ±39,410 SF

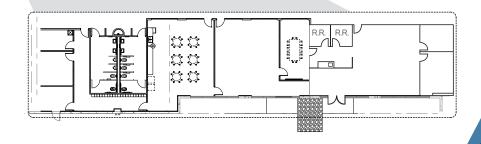
WAREHOUSE ±35,000 SF (A/C)

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