

2040 W RIO SALADO PARKWAY

TEMPE, ARIZONA

±39,410 SF AVAILABLE - MANUFACTURING



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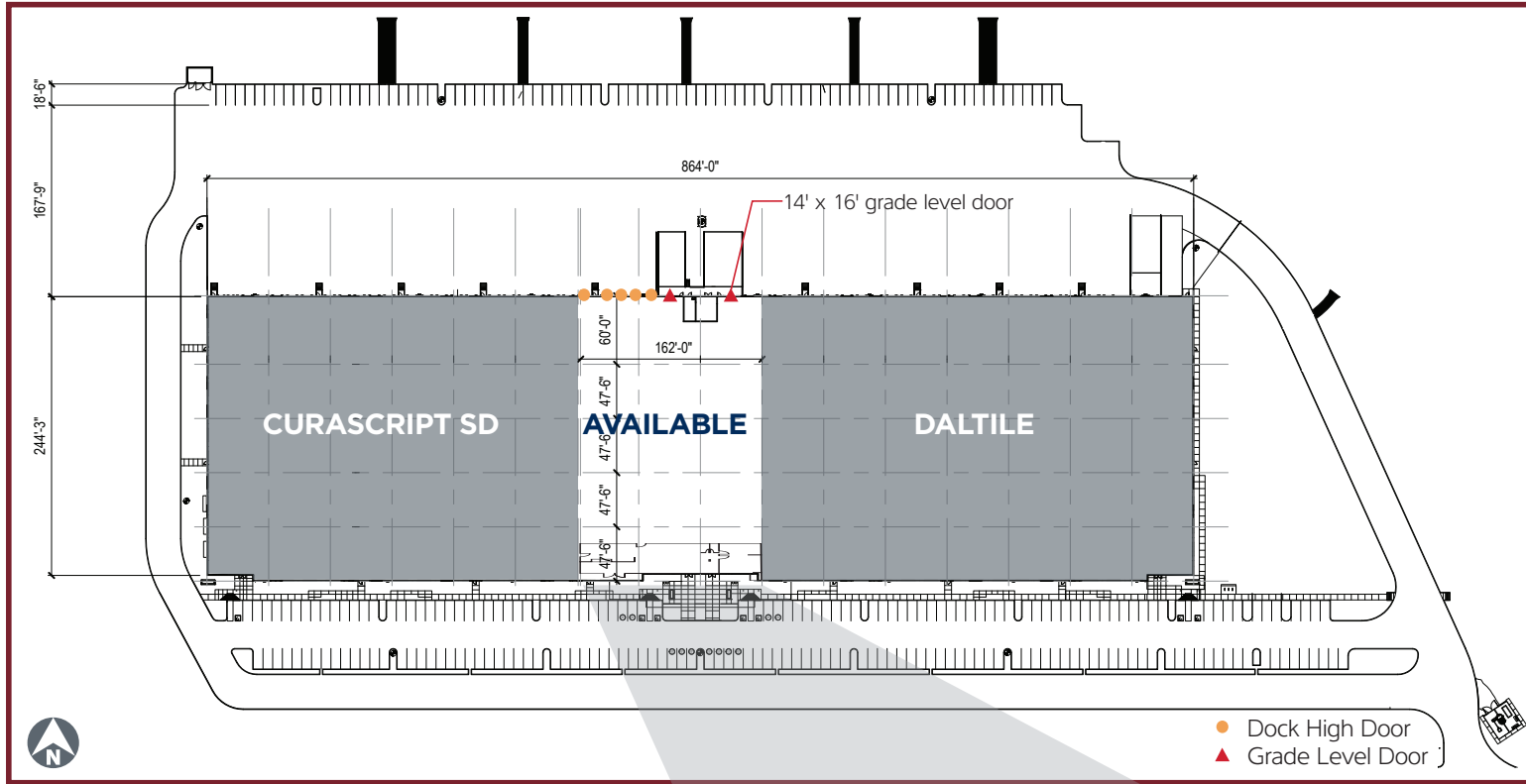
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PROPERTY FEATURES - STATE-OF-THE-ART MANUFACTURING

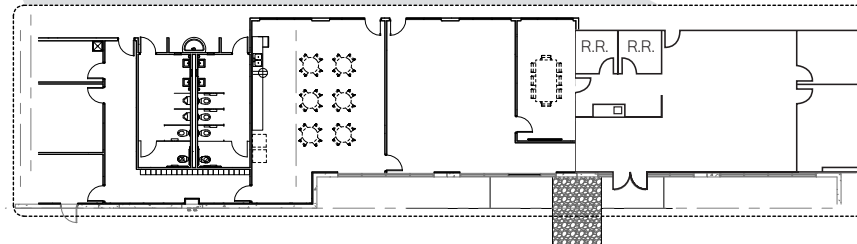
- **AVAILABLE** ±39,410 SF - SUBLEASE THROUGH Q2 2028
- **OFFICE** ±4,200 SF TOTAL
- **WAREHOUSE** ±35,000 SF A/C
- **LOADING** 2 GRADE LEVEL DOORS (1 OVERSIZED - 14' X 16')
5 DOCK HIGH DOORS
- **CLEAR HEIGHT** 30'
- **POWER** 2,000A/277-480V
- **TRUCK COURT 185' (EXPANDABLE)**
- **48' X 54' COLUMN SPACING 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)
- **OFFICE** ±4,200 SF
- **LOADING** 5 DOCK HIGH DOORS
2 GRADE LEVEL DOORS
(1 OVERSIZED (14' X 16'))



CORPORATE NEIGHBORS MAP



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