

KYRENE COMMERCEPLEX

8240 - 8340 SOUTH KYRENE | TEMPE, AZ

THE EJM ADVANTAGE

- 30+ years of continuous operation in Arizona
- Largest industrial property owner in Phoenix metro area
- Strong regional presence in Arizona, California, Nevada, Utah and New Mexico
- Personalized service from responsive and market knowledgeable owners
- In-house contractor for quick improvement work
- 24-hour or less turnaround in proposals and lease documents

±312,402 SF IN FIVE BUILDINGS

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DEVELOPED BY:
EJM
DEVELOPMENT CO.

CBRE

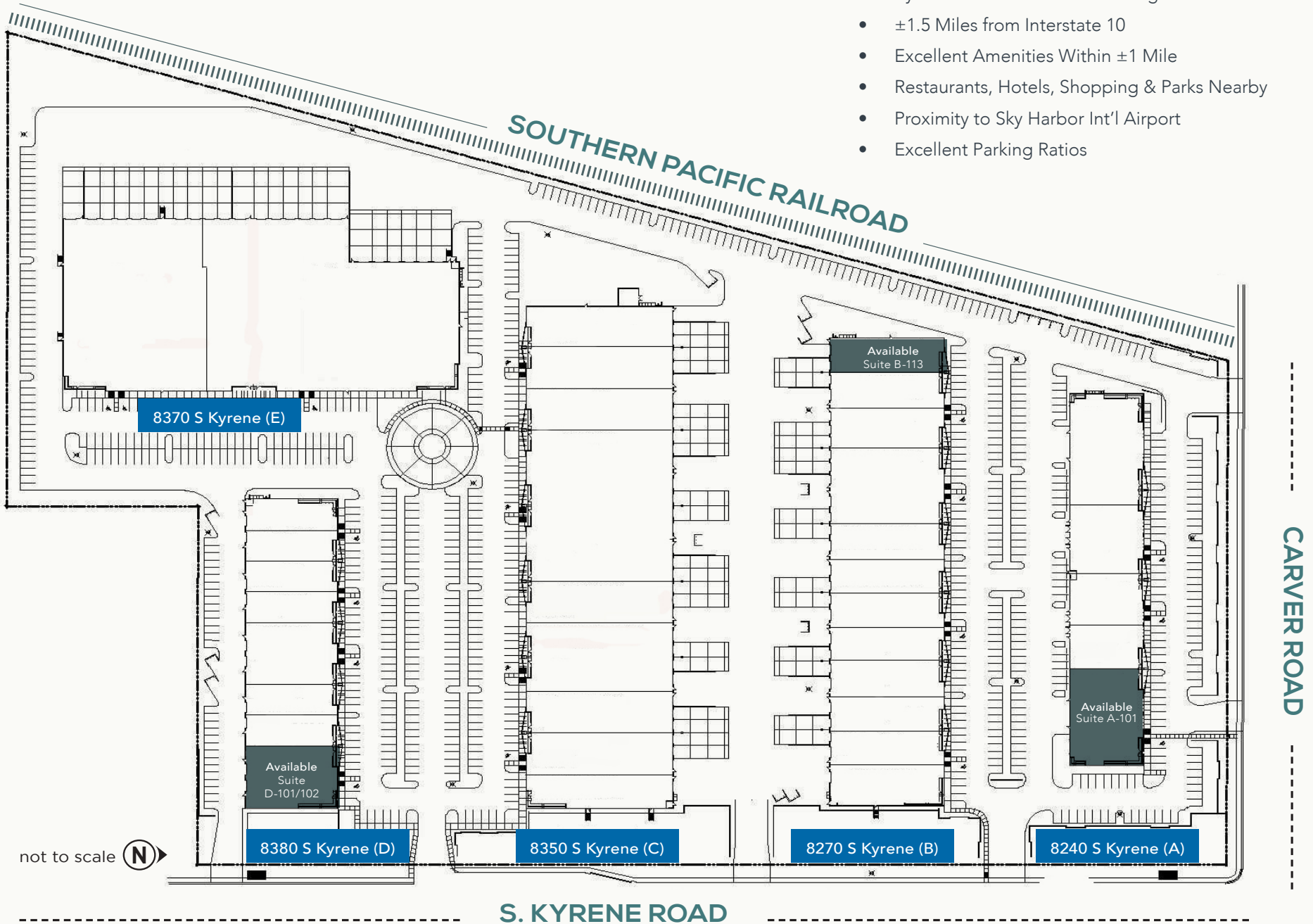
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±315,995 SF IN FIVE BUILDINGS

PROPERTY FEATURES

- Kyrene and Carver Road Frontage
- ±1.5 Miles from Interstate 10
- Excellent Amenities Within ±1 Mile
- Restaurants, Hotels, Shopping & Parks Nearby
- Proximity to Sky Harbor Int'l Airport
- Excellent Parking Ratios



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ONLY THREE SPACES LEFT
±5,029 - ±8,890 SF

AVAILABILITIES

SUITE	AVAILABLE SF	OFFICE AREA	LOADING
Suite A-101*	±8,890 SF	100%	N/A
Suite B-113	±5,209 SF	±2,231 SF	1 GL 1 Dock
Suite D-101/102	±7,173 SF	±5,500 SF	1 GL 1 Dock

*100% A/C

BUILDING HIGHLIGHTS

BUILDING A

- ±34,456 SF
- ±16' Clear Height
- 5:1,000 Parking
- Excellent Glass Lines
- Divisible to ±4,169 SF

BUILDING D

- ±35,904 SF
- ±16' Clear Height
- Grade-Level Loading
- Divisible to ±3,593 SF
- 2,000 Amp;
277/480 Volt

BUILDING B

- ±67,520 SF
- ±20' Clear Height
- Truckwell and Grade-Level Loading
- 170' Truck Court
- Divisible to ±4,959 SF
- 2,800 Amp;
277/480 Volt

BUILDING E

- ±80,858 SF
- ±30' Clear Height
- ESFR Sprinkler System
- Dock High and Grade Level Loading
- Divisible to ±18,122 SF
- 2,000 Amp;
277/480 Volt

BUILDING C

- ±93,664 SF
- ±24' Clear Height
- Truckwell and Grade-Level Loading
- ESFR Sprinkler System
- 170' Truck Court
- Divisible to ±6,402 SF
- 2,800 Amp;
277/480 Volt

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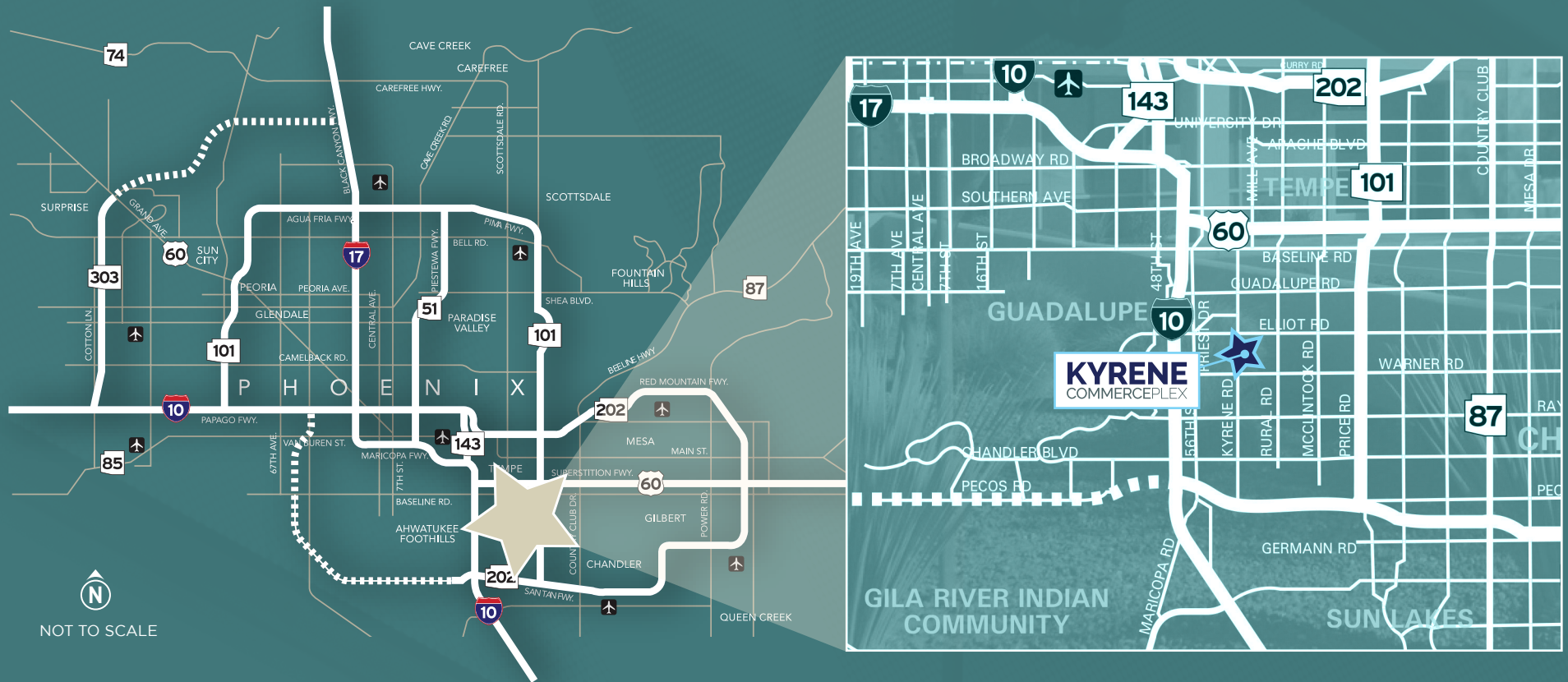
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FOR MORE INFORMATION, PLEASE CONTACT US:

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