

# 712 S HACIENDA DR TEMPE, AZ 85281

**±16,140 SF Industrial Building**  
**Owner/User Sale w/Income**  
**\$2,200,000 (\$6,896.96 Gross Income)**



## PROPERTY FEATURES

- ± 16,140 SF
- ± 0.84 Acre Lot (±36,630 SF)
- (6) 12'x14' Grade Level Doors
- 1,200A, 120/208V, 3Ph (7 Meters)
- Zoning: GID, City of Tempe
- 1985 Construction (Masonry)
- 32 Parking Spaces (Including 8 Covered)
- Great Visibility on University Dr
- Close to ASU, Downtown & Mid-Town Phoenix
- Direct SR-143 Fwy Access
- Easy Access to Loop 101 & 202



**Langdon Bridges**  
D 480.966.7322  
M 480.233.9689  
lbridges@cpiaz.com

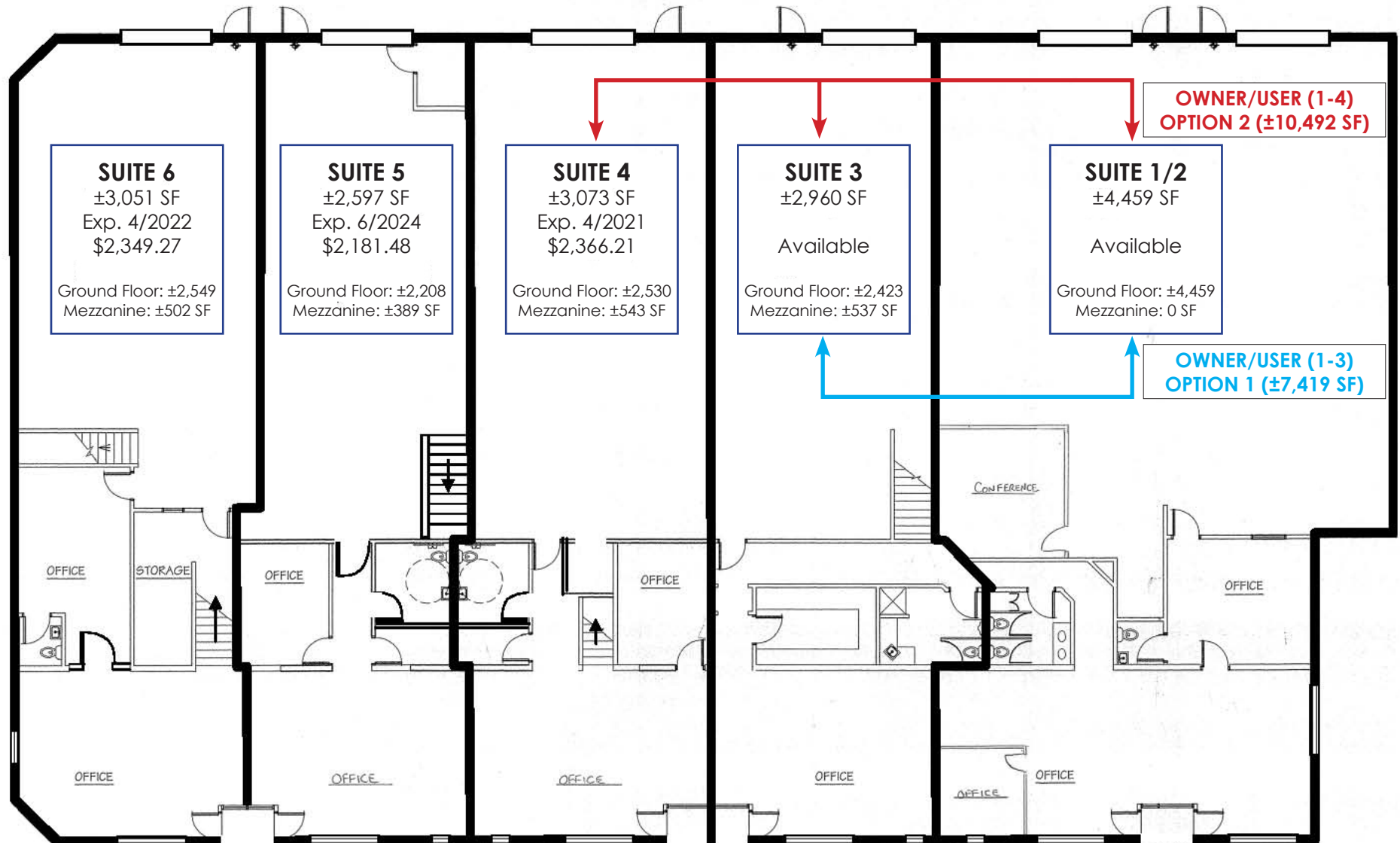
**SALE PRICE: \$2,200,000**  
**OWNER/USER**

 **COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

06 02 20



712 S HACIENDA DR  
TEMPE, AZ 85281

SALE PRICE: \$2,200,000



Langdon Bridges  
D 480.966.7322  
M 480.233.9689  
lbridges@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected.

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com