



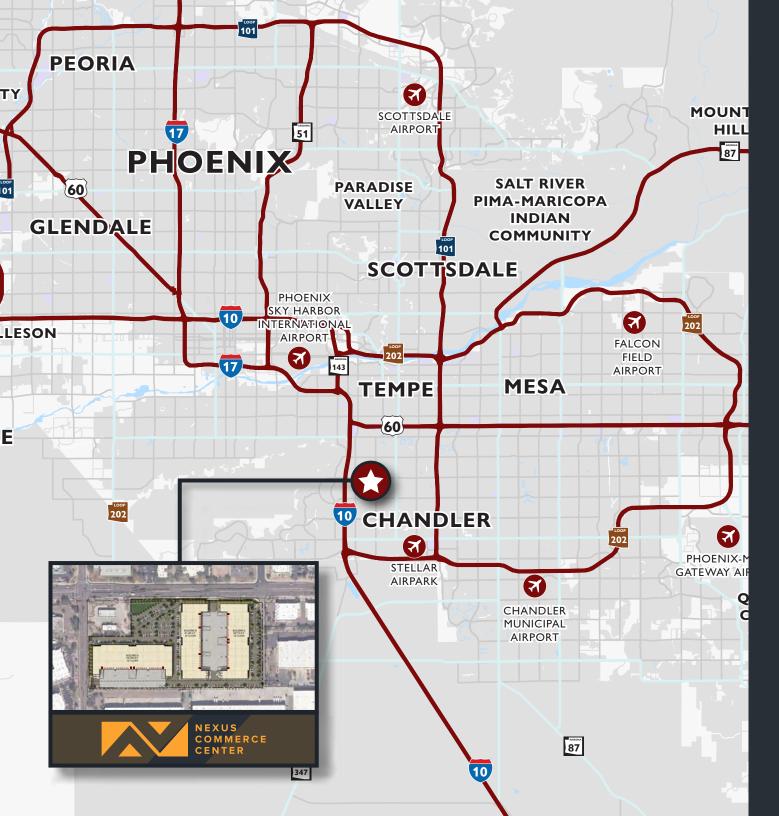
# 3-BUILDING INDUSTRIAL PARK

SOUTH HARDY DRIVE & WEST ELLIOT ROAD, TEMPE, AZ



**±273,341 SF TOTAL ±81,280 SF – 103,288 SF** 

**VIEW PROPERTY VIDEO** 





Site Size: +/- 16 Acres



5 Minutes/ 1.3 Miles from I-10



8 Minutes/ 4.1 Miles to AZ Route 60



13 Minutes/ 8.5 Miles to Sky Harbor



10 Minutes/ 5.9 Miles to 143





### **BUILDING A**



- Building Size: 103,288 SF
- Clear Height: 32'
- Building Dimensions: 568' x 160'
- Dock High Doors: 22

- Grade Level Doors: 4
- Truck Court: 112'
- Trailer and Car Parking
- Concrete Truck Court





### **BUILDING B**

- Building Size: 81,280 SF
- Clear Height: 32'
- Building Dimensions: 535' x 158'
- Dock High Doors: 19
- Grade Level Doors: 4
- Column Spacing: 54'

### **BUILDING C**

- Building Size: 88,773 SF
- Clear Height: 32'
- Building Dimensions: 480' x 220'
- 3 Spec Office Locations

- Dock High Doors: 18
- Grade Level Doors: 4
- Typical Column Spacing: 54'
- Concrete Truck Courts: 185



## **LOCATION**

### **TEMPE**

#### TRANSPORTATION LINKAGES

Located near the confluence of the US-60 and I-10 freeways in Tempe, Arizona. I-10 access is gained from Broadway Road to the south and the US-60 can be accessed off of Priest Drive to the southeast. Seven major freeways/expressways are located within ten minutes of the Property including the Interstate 10 (I-10), Sky Harbor expressway (SR-153), Hohokam expressway (SR-143), Superstition freeway (US-60), Red Mountain freeway (Loop-202), Piestewa freeway (SR-51), and the Black Canyon freeway (I-17). The Property is also located 5 minutes of Phoenix Sky Harbor International Airport, one of the top 10 busiest airports in the US by passenger count.

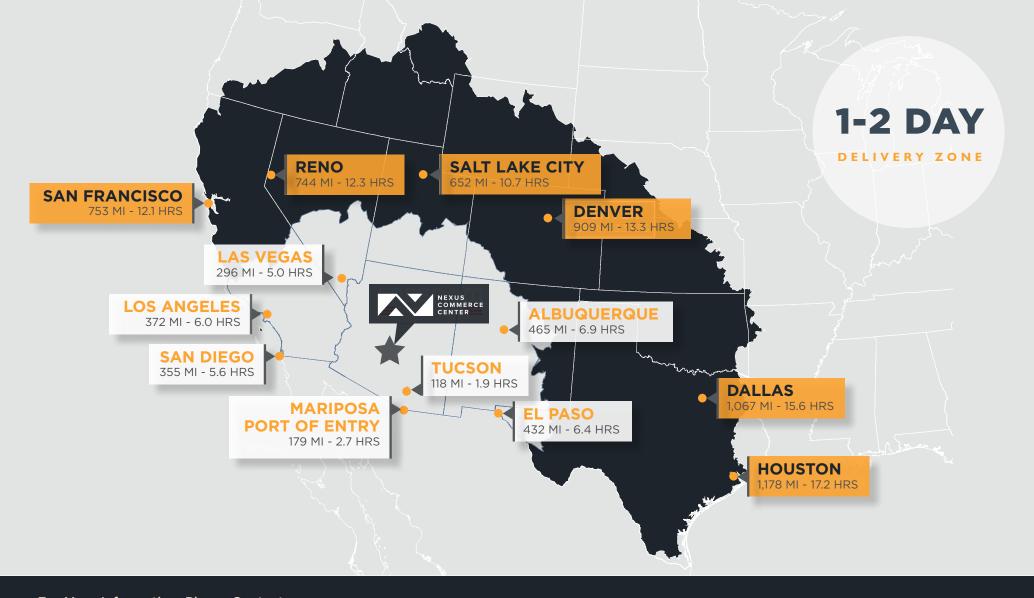
#### DOWNTOWN TEMPE IS THRIVING

With Tempe's population exceeding 175,000, the Property is positioned in one of the top cities in North America to live and work as evidenced by exceptional year-round climate, affordable housing, a thriving business environment. The high quantity of young, well-educated professionals entering the workforce will continue to place Tempe at the forefront of global business innovation and productivity.









For More Information, Please Contact:

#### MIKE HAENEL

Executive Vice Chair 602 224 4404 mike.haenel@cushwake.com

#### ANDY MARKHAM, SIOR

Executive Vice Chair 602 224 4408 andy.markham@cushwake.com

#### PHIL HAENEL

Vice Chair 602 224 409 phil.haenel@cushwake.com



NEXUS COMMERCE CENTER



CREATION 🖺

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