



CREATION RE
PE

3-BUILDING INDUSTRIAL PARK

SOUTH HARDY DRIVE &
WEST ELLIOT ROAD, TEMPE, AZ



103,288



NEXUS COMMERCE CENTER

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

[VIEW PROPERTY VIDEO](#)

SITE FEATURES



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



**NEXUS
COMMERCE
CENTER**

347



BUILDING A
103,288 SF
32' CLEAR



BUILDING B
81,280 SF
32' CLEAR

BUILDING C
88,773 SF
32' CLEAR

- Dock Doors
- Grade Level Doors

SITE PLAN

BUILDING A
103,288 SF
32' CLEAR

 Dock Doors
 Grade Level Doors

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.



**NEXUS
COMMERCE
CENTER**

ONPOINT HOME

FLOOR DECOR

NEXUS COMMERCE CENTER

Consumer Cellular

TO I-10
 ± 4 minutes ± 1.2 miles

TO LOOP 101
 ± 7 minutes ± 3.5 miles

TO LOOP 202
 ± 8 minutes ± 4.4 miles

CORPORATE NEIGHBORS

1-2 DAY

DELIVERY ZONE

SAN FRANCISCO
753 MI - 12.1 HRS

RENO
744 MI - 12.3 HRS

SALT LAKE CITY
652 MI - 10.7 HRS

DENVER
909 MI - 13.3 HRS

LAS VEGAS
296 MI - 5.0 HRS

LOS ANGELES
372 MI - 6.0 HRS



ALBUQUERQUE
465 MI - 6.9 HRS

SAN DIEGO
355 MI - 5.6 HRS

TUCSON
118 MI - 1.9 HRS

**MARIPOSA
PORT OF ENTRY**
179 MI - 2.7 HRS

EL PASO
432 MI - 6.4 HRS

DALLAS
1,067 MI - 15.6 HRS

HOUSTON
1,178 MI - 17.2 HRS

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 RE