



2035 W 4th Street, Tempe, AZ
±25,000 RSF Available
For Lease/Sale
Price Withheld

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

PROPERTY PROFILE

- $\pm 25,000$ SF Building Available, Expandable to $\pm 30,000$ SF on ± 2.52 Acres
- 6/1,000 Parking Ratio (150 spaces including 20 covered)
- \$15.95 PSF NNN Rate
- 1,000 AMPS Power, 277/480 Volt, 3 Phase
- On-Site 350 kW Back-Up Generator w/ UPS System, Back Up Entire Premises (KVA Rating 437.5)
- Multiple Fiber Providers
- In-Floor Cable Tray System
- 15' Slab to Deck
- GID (General Industrial) Zoning, City of Tempe
- Outdoor Secured Patio with Ceiling Fans & Mist System
- Close Proximity to the Strong Labor Force of Tempe and the SE Valley





FLOOR PLAN



±25,000 RSF AVAILABLE
EXPANDABLE TO ±30,000 RSF



CLICK HERE FOR VIRTUAL TOUR



For office leasing:

Mark Gustin, SIOR, CCIM

602 282 6316

Mark.Gustin@jll.com

Jimmy Cornish

602 282 6363

Jimmy.Cornish@jll.com

For industrial leasing:

Kyle Westfall, SIOR

602 451 3057

Kyle.Westfall@jll.com

Jason Moore, CCIM

602 282 6280

Jason.Moore@jll.com

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