

**±34,187 SF AVAILABLE**  
BRAND NEW SPEC FLEX SPACE

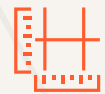
# 1100

## W Grove Pkwy

TEMPE, ARIZONA



# BUILDING FEATURES



**±34,187 SF**  
available



**Zoning** GID,  
General Industrial District,  
City of Tempe



**\$16.00 NNN**  
asking rate



**Dock High & Grade**  
**Level** Loading



**5/1,000**  
parking ratio



**\$4.52** 2023  
estimated expenses



**2000 Amps,**  
**277/480V, 3 phase**  
Service by Salt River  
Project (SRP)



Clear Height:  
**Approx. 18 ft**  
to bottom of truss

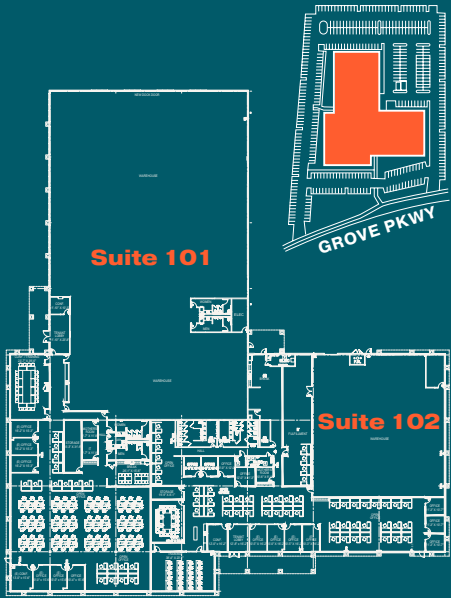


**Convenient I-10 freeway access**  
from Elliot and Warner Roads

Close proximity to  
**Phoenix Sky Harbor International**  
**Airport and Arizona State University**

Numerous **retail and restaurant**  
**amenities** nearby





NEW SPEC SPACE:  
**Suite 101** ±34,187 RSF



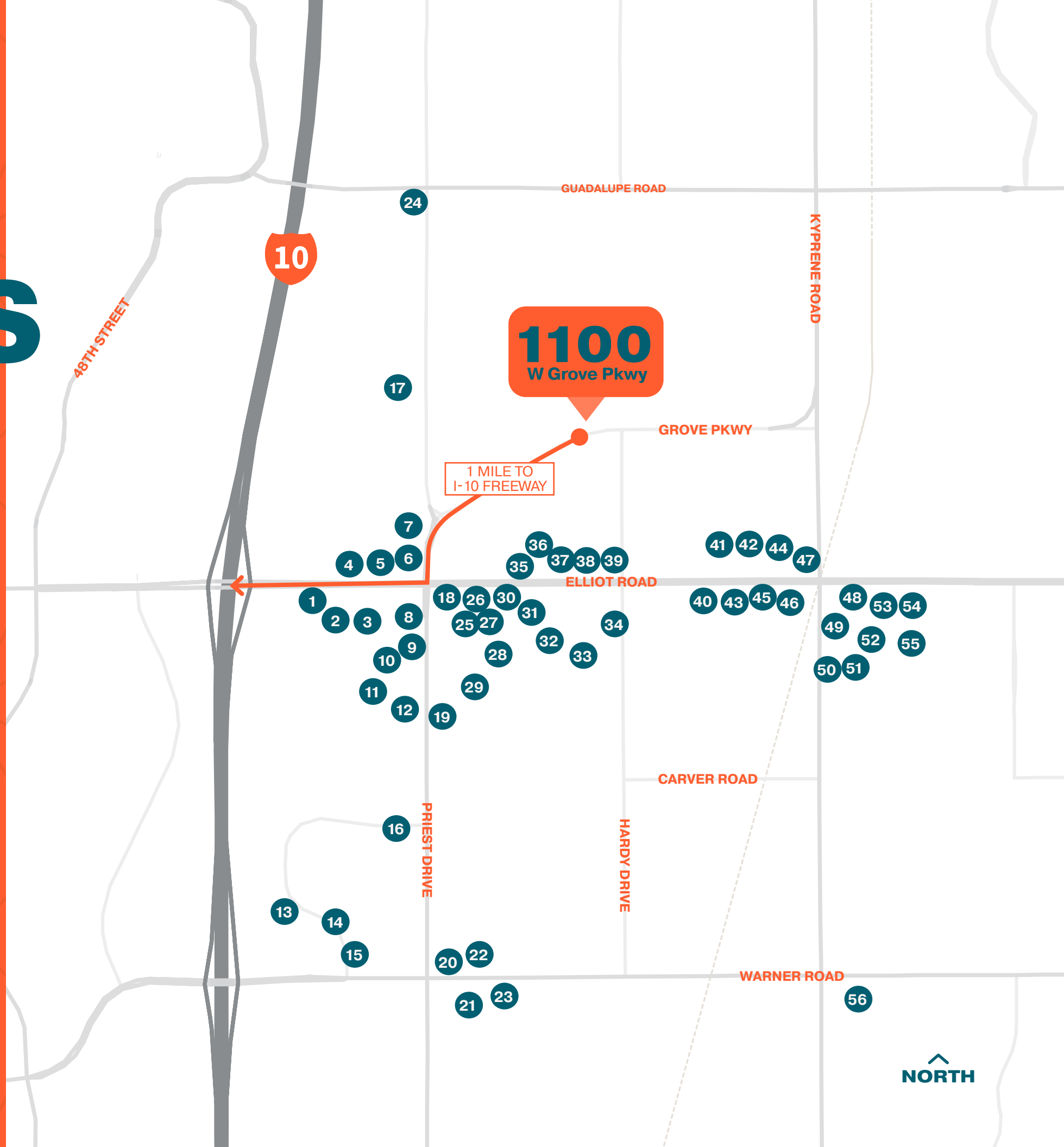
← Office

\*Furniture shown for reference only

↑  
NORTH

# NEARBY AMENITIES

- |                      |                                 |                            |
|----------------------|---------------------------------|----------------------------|
| 1 Wendy's            | 21 I Love Mac & Cheese          | 38 Subway                  |
| 2 Popey's            | 22 Tropical Smoothie Cafe       | 39 Olive Garden            |
| 3 Chipotle           | 23 Dunkin' Donuts               | 40 Bon Chon                |
| 4 Amy's Pizza        | 24 Loreto's Mexican Food        | 41 Sushi-n-U               |
| 5 Starbucks          | 25 Oregano's Pizza Bistro       | 42 Messana's Hot Dogs      |
| 6 Viet Shack         | 26 Taco Bell                    | 43 Jimmy John's            |
| 7 Fudruckers         | 27 Red Robin                    | 44 NoRa Asian Fresh        |
| 8 McDonald's         | 28 Voodoo Daddy's Cajun Kitchen | 45 YC's Mongolian Grill    |
| 9 Palette Collective | 29 Costco                       | 46 Panchita's Mexican Food |
| 10 Black Bear Diner  | 30 Burger King                  | 47 Sonic                   |
| 11 Firehouse Subs    | 31 Kyoto Bowl                   | 48 Massage Envy            |
| 12 Salad and Go      | 32 Donut Parlor                 | 49 FedEx                   |
| 13 Texas Roadhouse   | 33 Cracker's & Co. Cafe         | 50 8282 Food               |
| 14 Main Event        | 34 Kobe Steakhouse              | 51 Pho Dalat               |
| 15 Chop Shop         | 35 Jersey Mike's                | 52 Flavors of Louisiana    |
| 16 Life Time         | 36 Panda Express                | 53 Knuckle Sandwiches      |
| 17 Huss Brewing Co.  | 37 Santa Madre Taco Shop        | 54 UPS                     |
| 18 Arby's            |                                 | 55 The Taco Spot           |
| 19 The Fix           |                                 | 56 Picazzo's               |
| 20 Forefathers       |                                 |                            |







**10-15**  
**minute drive**  
to Sky Harbor  
International  
Airport

**1 mile**  
to I-10 Freeway

**1100**  
W Grove Pkwy

## For additional information, contact:

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