

# 7420

## S KYRENE ROAD

Tempe Commerce Park  
Tempe, AZ

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# OVERVIEW

<b>BUILDING SIZE</b>	±65,857 SF
<b>PARKING</b>	5.5/1,000 SF
<b>RATE</b>	\$17.00 PSF, NNN
<b>EXPENSES</b>	2025 Estimated: \$3.42 PSF



POWER:  
277 / 480V



Close proximity to  
over 40 restaurants,  
6 hotels & assorted  
retail

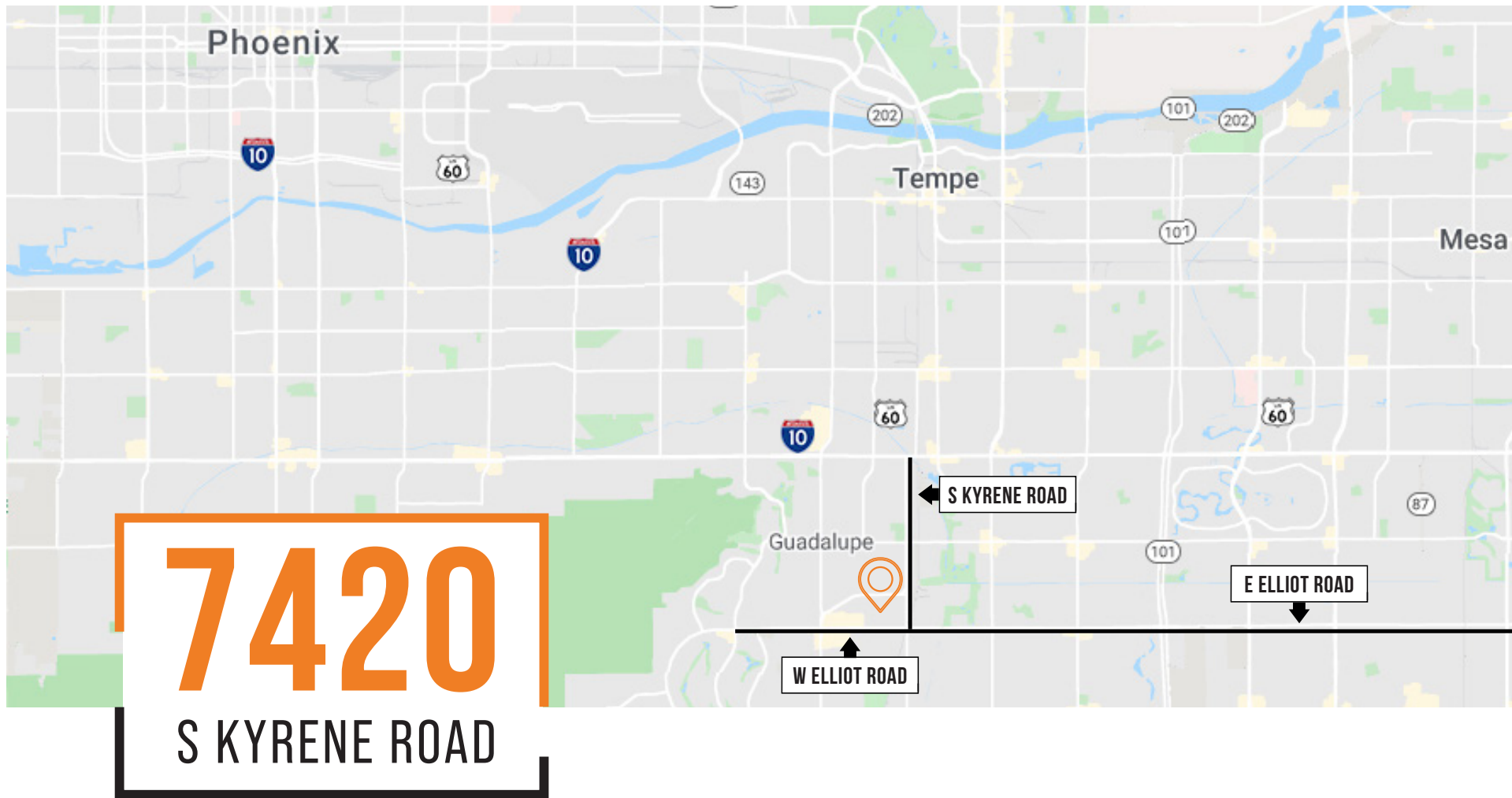


3 miles West of the  
Loop 101 Freeway  
1 mile East of the I-10  
Freeway 2.5 miles South of  
the US 60





# NEARBY AMENITIES



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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

