

Prepared for
3/23/2023

Properties for Lease

Property Description

The multi tenant warehouse complex consists of four separate buildings totaling 113,606. Suite sizes range from 3,497 to 10,885 sq. ft. All warehouse spaces have a ceiling height of 20' and are adjacent to grade and truck well loading. Parking ratio is 2.62 spaces per 1,000 sq. ft. of space. Each suite is individually electrically metered and offers a minimum service of 200 amp, three phase, 480-volt supply.

Grove Commons Industrial Park is located one mile northeast of Elliot Road and Interstate 10. Tempe is currently an urban community located in the center of the Phoenix metropolitan region, bordered by Phoenix on the West, Scottsdale on the North, Mesa on the East, and Chandler on the South. Grove Commons central location is enhanced by its access to the extensive freeway network providing access to and from these surrounding communities. Grove Commons adds to Tempe's strong, diversified economy of more than 750 manufacturing firms. Located in the middle of the Tech Oasis, where over two hundred high tech companies and other growing industries including bio-technology, financial and business services can be found.

1 Grove Commons Industrial Park Bldg B - 1514 W Todd Dr, Tempe, AZ 85283



Rental Rate Mo	\$1.05 SF/Mo/NNN	Property Notes:
Spaces	0	Evap cooling in warehouse: CAMs running \$0.28sf
Property Sub-type	Warehouse	
Status	Active	

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contig.	Lease Type	Date Avail.	Service Type
Fully Leased							

2 Grove Commons Industrial Park Bldg C - 1522 W Todd Dr, Tempe, AZ 85283



Rental Rate Mo	\$1.05 SF/Mo/NNN	Property Notes:
Spaces	0	Evap cooling in warehouse: CAMs running \$0.28sf
Property Sub-type	Warehouse	C103 Kitchen/Food Prep - potential ghost kitchen
Status	Active	

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contig.	Lease Type	Date Avail.	Service Type
C101	3497SF	\$1.05/Mo/NNN	3497SF		Relet	Within 30 days	Triple Net

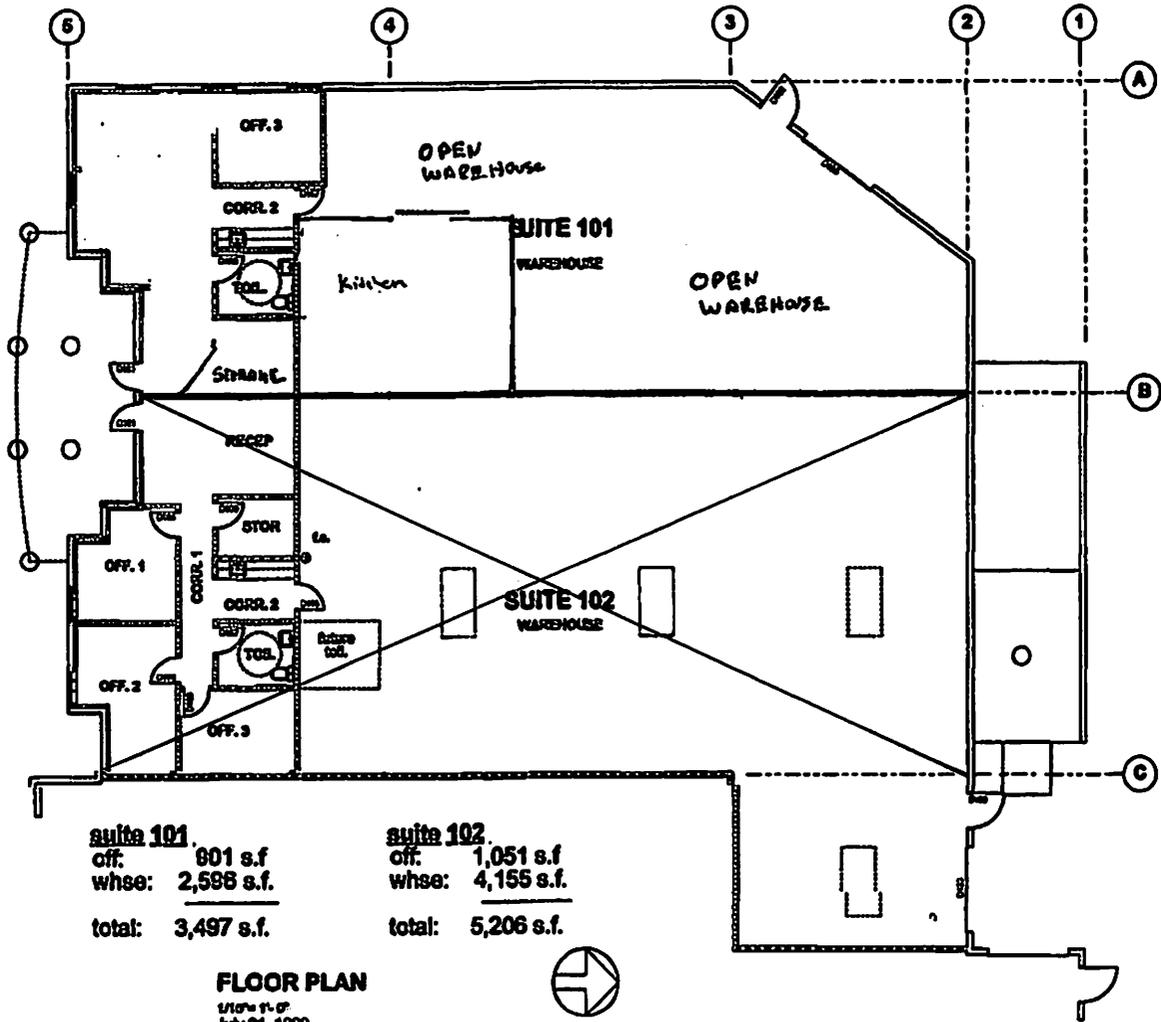
3 Grove Commons Industrial Park Bldg A - 1536 W Todd Dr, Tempe, AZ 85283



Rental Rate Mo	\$1.05 SF/Mo/NNN	Property Notes:
Spaces	0	Evap cooling in warehouse: CAMs running \$0.28sf
Property Sub-type	Warehouse	
Status	Active	

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contig.	Lease Type	Date Avail.	Service Type
Fully Leased							



suite 101.
 off: 601 s.f.
 whse: 2,596 s.f.
 total: 3,497 s.f.

suite 102.
 off: 1,051 s.f.
 whse: 4,155 s.f.
 total: 5,206 s.f.

FLOOR PLAN
 1/10th in. = 1'-0"
 July 21, 1989

