

Prepared for
1/23/2025

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 | \$1.10 SF/Mo/NNN | Property Notes: |
| Spaces | 1 | Evap cooling in warehouse: CAMs running \$0.32sf |
| Property Sub-type | Warehouse | 200 amp, 3 phase, 480 volt power |
| Status | Active | |

Spaces

| # | Space Avail. | Rental Rate | Min Divisible | Max Contig. | Lease Type | Date Avail. | Service Type |
|------|--------------|---------------|---------------|-------------|------------|-------------------------------|--------------|
| B106 | 10,885 SF | \$1.10/Mo/NNN | 10,885 SF | 10885 SF | NNN | 2/1/2025 (office area 963 SF) | Triple Net |

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



| | | |
|-------------------|------------------|--|
| Rental Rate Mo | \$1.10 SF/Mo/NNN | Property Notes: |
| Spaces | 0 | Evap cooling in warehouse: CAMs running \$0.32sf |
| Property Sub-type | Warehouse | |
| Status | Active | |

Spaces

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

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



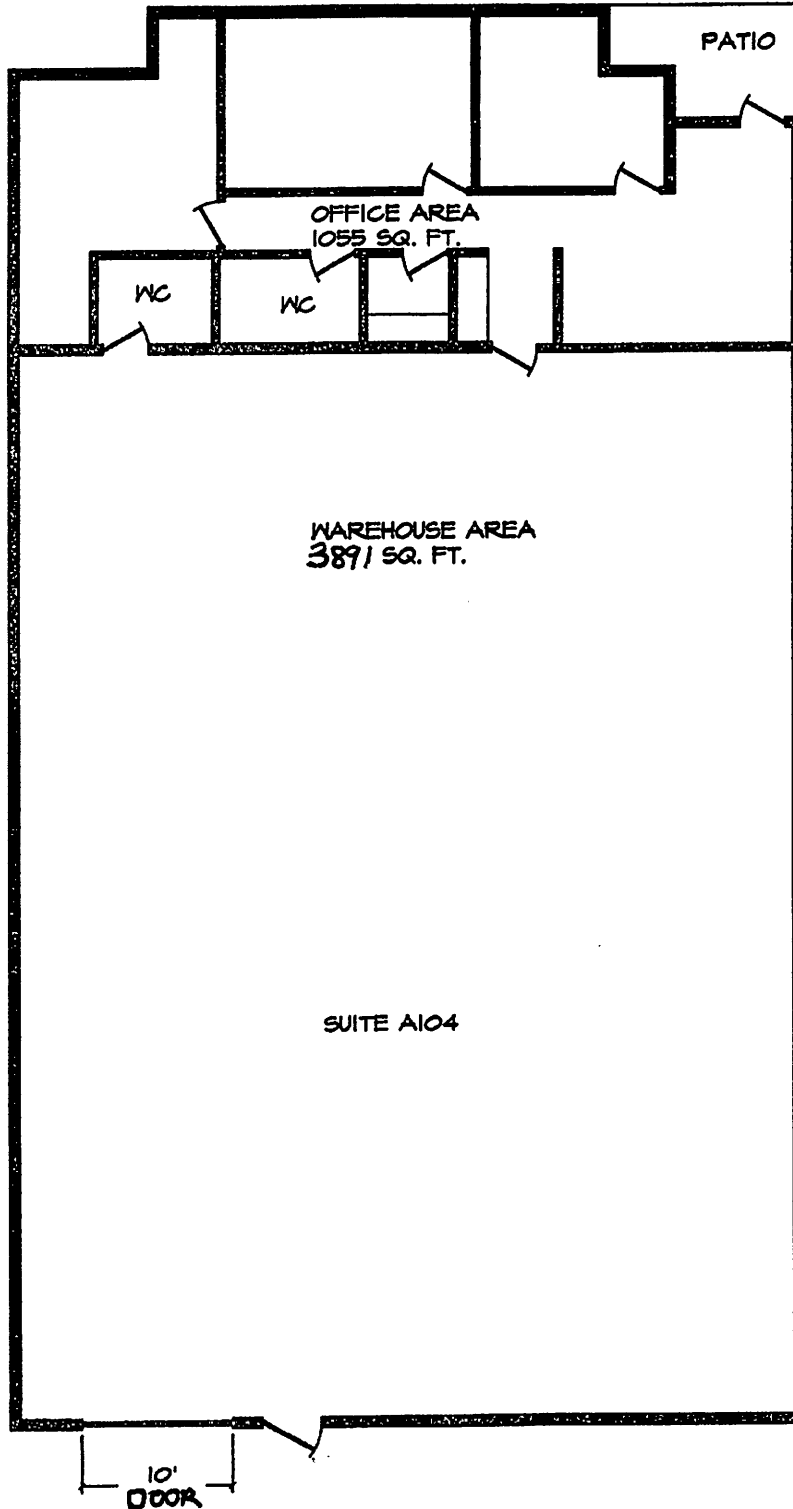
| | | |
|-------------------|------------------|--|
| Rental Rate Mo | \$1.10 SF/Mo/NNN | Property Notes: |
| Spaces | 1 | Evap cooling in warehouse: CAMs running \$0.32sf |
| Property Sub-type | Warehouse | |
| Status | Active | |

Spaces

| # | Space Avail. | Rental Rate | Min Divisible | Max Contig. | Lease Type | Date Avail. | Service Type |
|------|--------------|---------------|---------------|-------------|------------|---------------------------------|--------------|
| A105 | 5124 SF | \$1.10/Mo/NNN | 5124 SF | 5124 SF | NNN | 2/15/2025 (office area 1055 SF) | Triple Net |

Grove Commons Industrial Park
1536 W Todd Dr Suite A104
Suite Area 4,946 SF

Contact: REB Ltd (480) 827-9591



1514 West Todd Drive Floor Plan - Suite 105+106



SCALE: 1/8" = 1'-0"

SUITE AREA: 10,885 S.F.±
OFFICE AREA 963 S.F.± NET

