HOHOKAM BUSINESS PARK | TEMPE





360° VIRTUAL TOUR

1205-1220 SOUTH PARK LN | 2404-2465 WEST 12TH ST | 1135-1235 SOUTH 48TH ST

FOR MORE INFORMATION

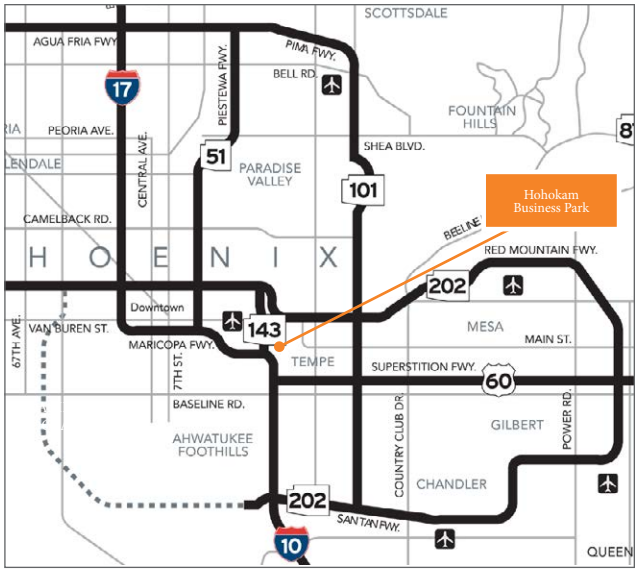
Golden St. John
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PROPERTY FEATURES

- Spec Spaces Available & More Coming Soon
- Directly off 143 Freeway. Easy access to I-10 & Loop 202 Red Mountain Freeway
- A/C cooled warehouses available
- GID Zoning, City of Tempe
- 10'x10' Grade Doors
- SRP Power
- Parking Ratio: 2.3/1,000 SF. Non-assigned covered parking available
- NNN Lease (2026 Estimate: $0.35/SF)
  *Rates based on 5-year lease



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends tenant's independent verification.

HOHOKAM BUSINESS PARK

SITE PLAN

OCCUPIED AVAILABLE EVAP HVAC



SUITE	SF	RATE*	OFFICE	CLEAR	POWER	DOORS	WAREHOUSE	TOUR
1220-1 & 2	5,480	$1.50	25%	17’	400A	(2) 10’x10’	✻	360° VIRTUAL TOUR
1225-3	2,226	$1.50	42%	16’	100A	(1) 10’x10’	✻	360° VIRTUAL TOUR
2404-1	4,185	$1.50	32%	14’-8”	200A	(1) 10’x10’	💧	360° VIRTUAL TOUR
2404-4	2,195	$1.40	40%	15’-6”	—	Double door only	✻	360° VIRTUAL TOUR
2429-1	3,614	$1.50	29%	16’	200A	(1) 10’x10’	✻	360° VIRTUAL TOUR
2429-2 & 3	4,366	$1.50	41%	16’	200A	(1) 10’x10’	✻	360° VIRTUAL TOUR
2430-5	1,882	$1.50	30%	9’-9”†	100A	(1) 10’x10’	✻	360° VIRTUAL TOUR
2443-4	2,790	$1.50	35%	16’	100A	(1) 10’x10’	💧	360° VIRTUAL TOUR
2445-1	3,150	$1.50	38%	16’	200A	(1) 10’x10’	💧	360° VIRTUAL TOUR

*PSF/month + $0.35 NNN (2026 estimate). Rates based on a 5-year lease. †2430-5 clear is to a 9’-9” drop ceiling.

💧 EVAP COOLED ✻ HVAC WAREHOUSE GRADE-LEVEL DOOR

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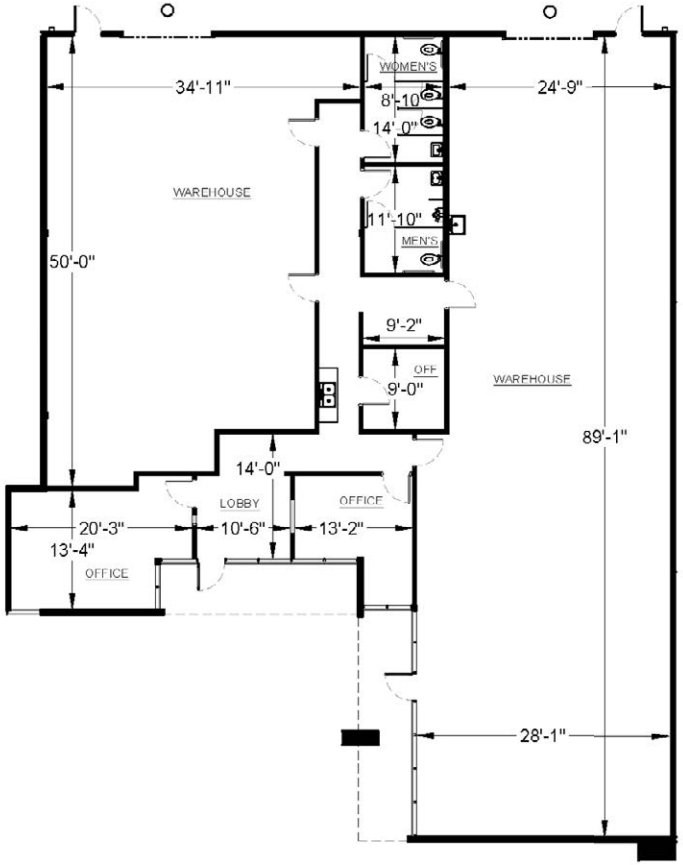
HOHOKAM BUSINESS PARK
1205-1220 SOUTH PARK LANE
2404-2465 WEST 12TH STREET
1135-1235 SOUTH 48TH STREET
TEMPE 85281

VANTAGE COMMERCIAL

bkm CAPITAL PARTNERS

1220 S Park Ln · Suite 1 & 2

5,480 SF	$1.50 + $0.35 NNN	25% Office	(2) 10'x10'	HVAC	400
TOTAL AREA	RATE	APPROX.	GRADE-LEVEL DOORS	WAREHOUSE	AMPS

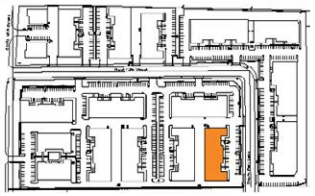




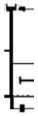


SUITE DATA:	
OFFICE AREA	1,570 SF
WAREHOUSE AREA	3,910 SF
TOTAL SUITE AREA	**5,480 SF**
CLEAR HEIGHT	16'-11"
O GRADE LEVEL DOORS	2

SITE KEY PLAN:



BUILDING KEY



PHOTOS | VIRTUAL TOUR

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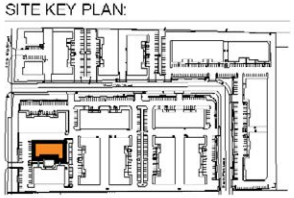
1225 S 48th St · Suite 3

2,226 SF	$1.50 + $0.35 NNN	42% Office	(1) 10'x10'	HVAC	100
TOTAL AREA	RATE	APPROX.	GRADE-LEVEL DOOR	WAREHOUSE	AMPS

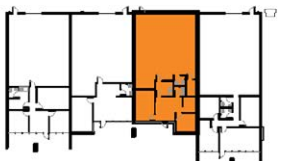
SUITE DATA:

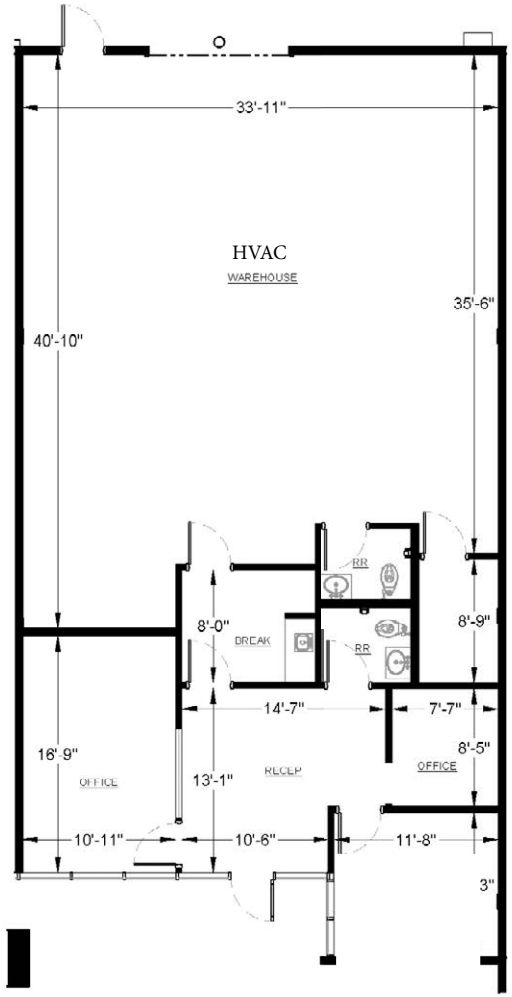
OFFICE AREA	938 SF
WAREHOUSE AREA	1,288 SF
TOTAL SUITE AREA	**2,226 SF**
CLEAR HEIGHT	16'-3"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:









PHOTOS VIRTUAL TOUR

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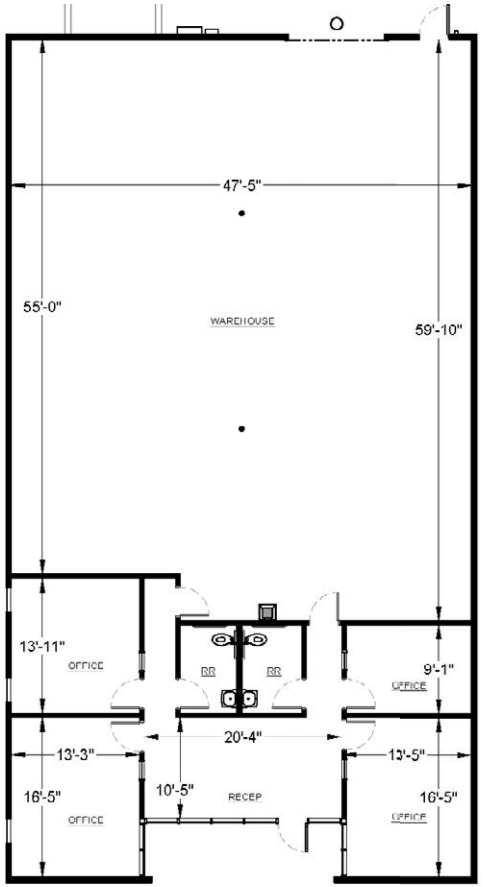
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2404 W 12th St · Suite 1

4,185 SF	$1.50 + $0.35 NNN	32% Office	(1) 10'x10'	Evap	200
TOTAL AREA	RATE	APPROX.	GRADE-LEVEL DOOR	WAREHOUSE	AMPS



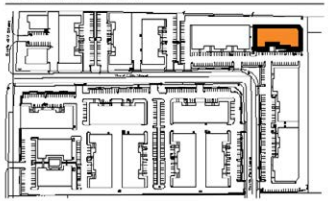




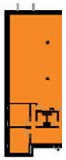
SUITE DATA:

OFFICE AREA	1,367 SF
WAREHOUSE AREA	2,818 SF
TOTAL SUITE AREA	**4,185 SF**
CLEAR HEIGHT	14'-8"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



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PHOTOS

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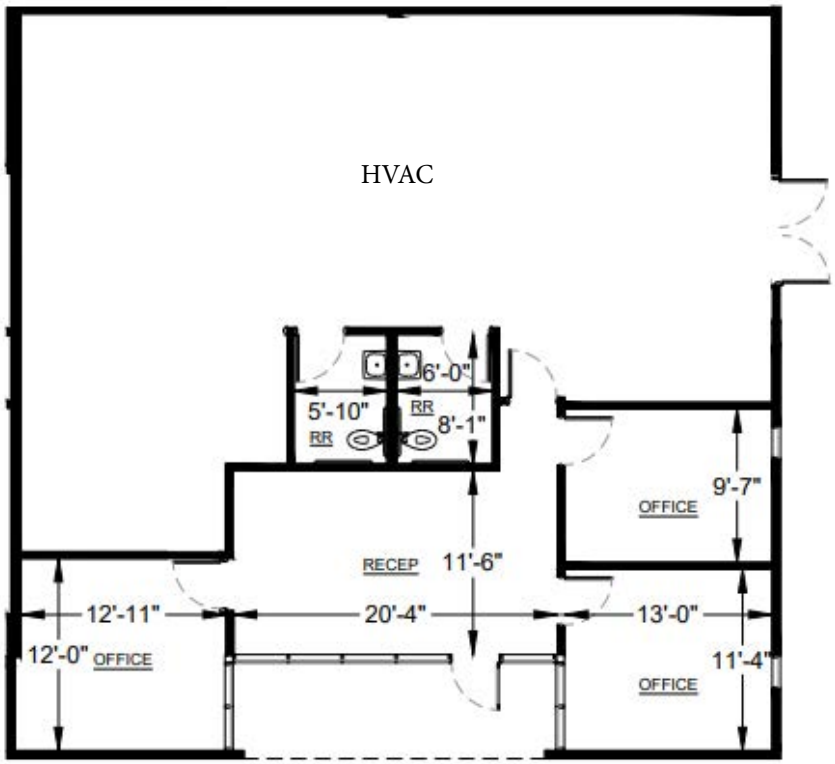
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2404 W 12th St · Suite 4

2,195 SF TOTAL AREA	$1.40 + $0.35 NNN RATE	40% Office APPROX.	Double door NO GRADE DOOR	HVAC WAREHOUSE	— AMPS







PHOTOS VIRTUAL TOUR

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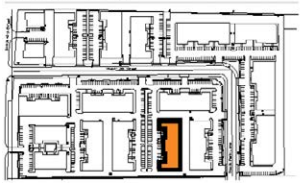
2429 W 12th St · Suite 1

3,614 SF	$1.50 + $0.35 NNN	29% Office	(1) 10'x10'	HVAC	200
TOTAL AREA	RATE	APPROX.	GRADE-LEVEL DOOR	WAREHOUSE	AMPS

SUITE DATA:

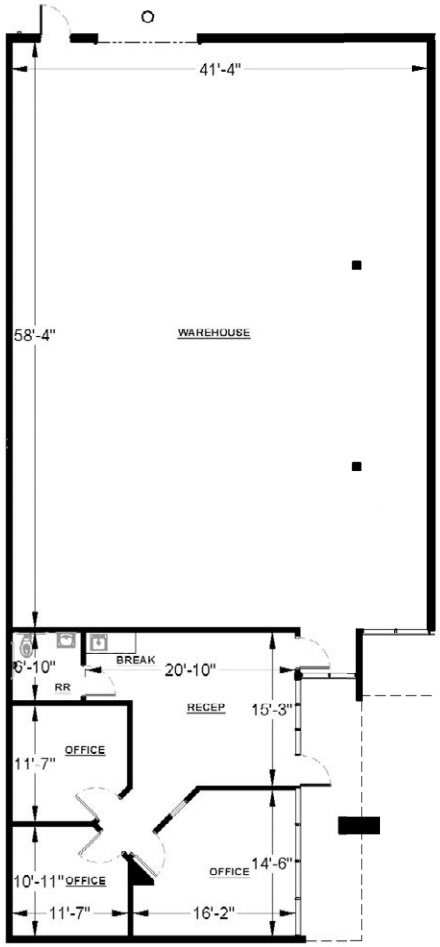
OFFICE AREA	1,056 SF
WAREHOUSE AREA	2,558 SF
TOTAL SUITE AREA	**3,614 SF**
CLEAR HEIGHT	
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:









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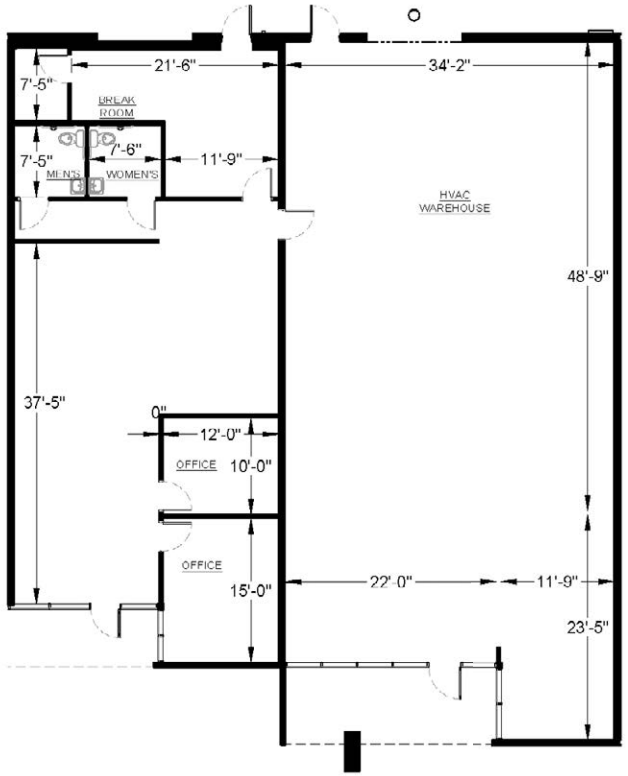
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2429 W 12th St · Suite 2 & 3

4,366 SF	$1.50 + $0.35 NNN	41% Office	(1) 10'x10'	HVAC	200
TOTAL AREA	RATE	APPROX.	GRADE-LEVEL DOOR	WAREHOUSE	AMPS



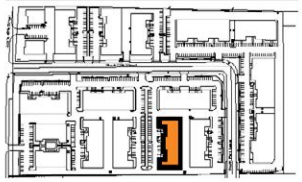




SUITE DATA:

OFFICE AREA	1,824 SF
WAREHOUSE AREA	2,542 SF
TOTAL SUITE AREA	**4,366 SF**
CLEAR HEIGHT	16'
O GRADE LEVEL DOORS	1

SITE KEY PLAN



BUILDING KEY PLAN



PHOTOS

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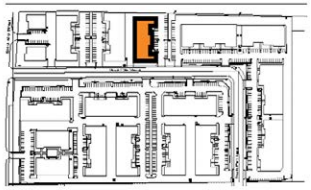
2430 W 12th St · Suite 5

1,882 SF	$1.50 + $0.35 NNN	30% Office	(1) 10'x10'	HVAC	100
TOTAL AREA	RATE	APPROX.	GRADE-LEVEL DOOR	WAREHOUSE	AMPS

SUITE DATA:

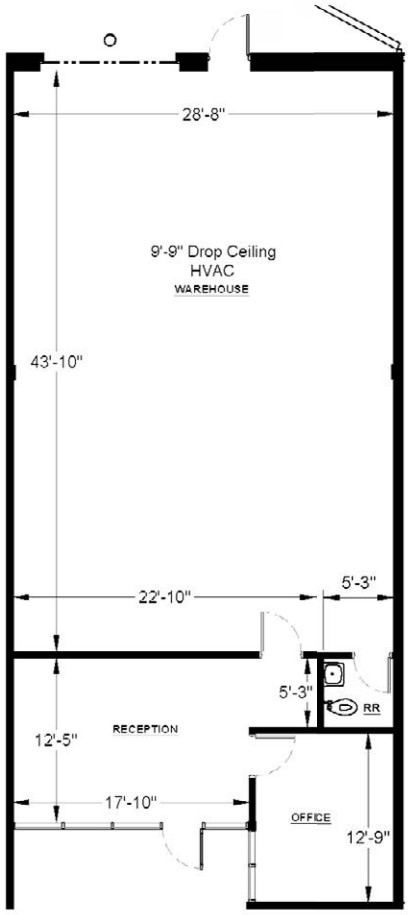
OFFICE AREA	565 SF
WAREHOUSE AREA	1,317 SF
TOTAL SUITE AREA	**1,882 SF**
CLEAR HEIGHT	
O GRADE LEVEL DOORS	1

SITE KEY PLAN



BUILDING KEY PLAN:









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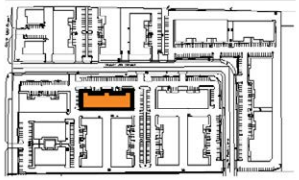
2443 W 12th St · Suite 4

2,790 SF	$1.50 + $0.35 NNN	35% Office	(1) 10'x10'	Evap	100
TOTAL AREA	RATE	APPROX.	GRADE-LEVEL DOOR	WAREHOUSE	AMPS

SUITE DATA:

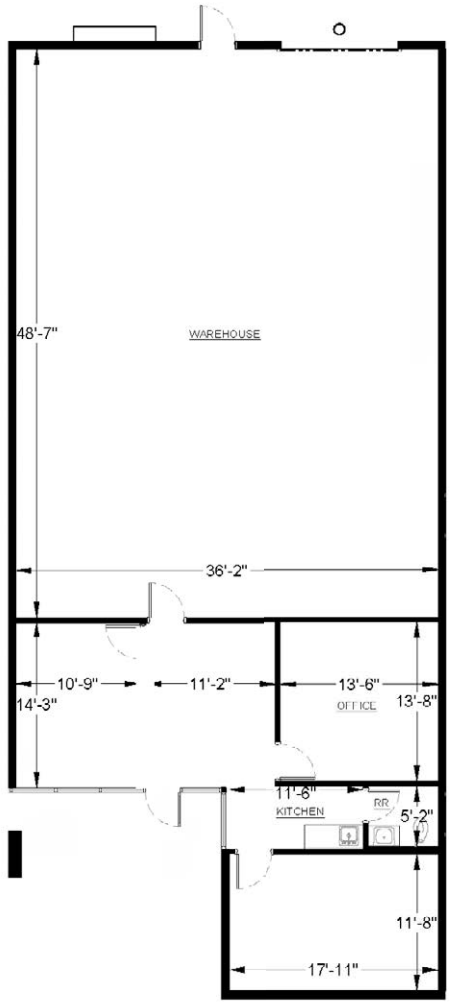
OFFICE AREA	978 SF
WAREHOUSE AREA	1,812 SF
TOTAL SUITE AREA	**2,790 SF**
CLEAR HEIGHT	16'
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:









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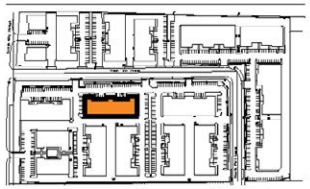
2445 W 12th St · Suite 1

3,150 SF	$1.50 + $0.35 NNN	38% Office	(1) 10'x10'	Evap	200
TOTAL AREA	RATE	APPROX.	GRADE-LEVEL DOOR	WAREHOUSE	AMPS

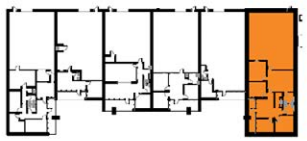
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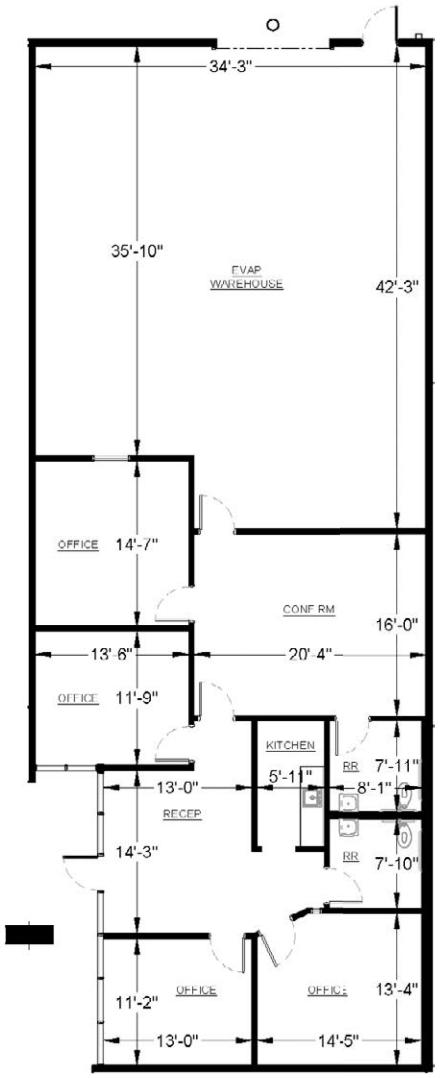
OFFICE AREA	1,192 SF
WAREHOUSE AREA	1,958 SF
TOTAL SUITE AREA	**3,150 SF**
CLEAR HEIGHT	16'-0"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:









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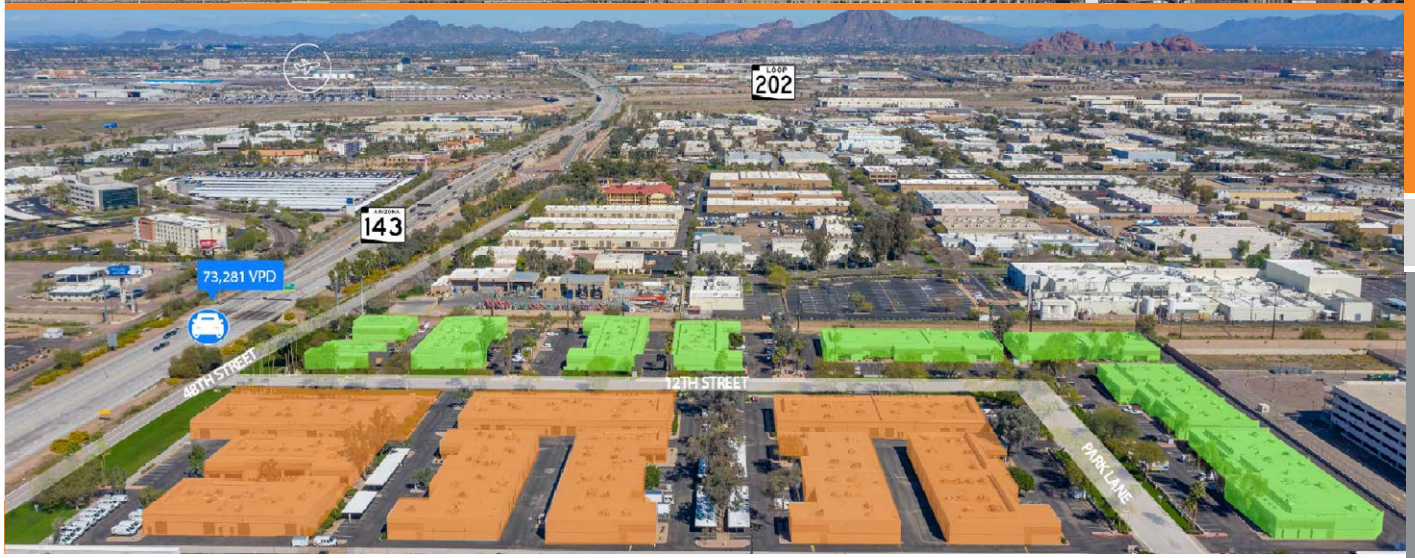
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HOHOKAM BUSINESS PARK

AMENITIES & IMPROVEMENTS







FOR MORE INFORMATION

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