TWINS BUSINESS PARK



360° VIRTUAL TOUR

1430 - 1638 W 12TH PLACE | TEMPE | ARIZONA | 85281

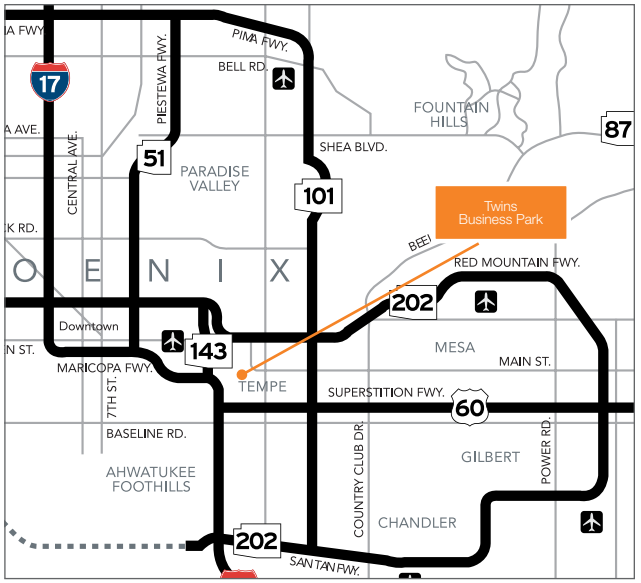
FOR MORE INFORMATION:

GOLDEN ST. JOHN
602.321.2989
golden@vantage-commercial.com

VANTAGE COMMERCIAL
Scottsdale, AZ 85258
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PROPERTY FEATURES

- Spec Suites Available for immediate occupancy
- Each Suite contains at least 1 Grade Level (10'x12') and 1 Truckwell / Dock High (8'x10') Door
- Large Truck Court with excellent maneuverability
- Minimum 15' Warehouse Clear Height
- GID Zoning, City of Tempe
- 120/240v, 3 phase - SRP
- 2.0/1,000 parking ratio
- Frontage on 12th Place with direct signage visibility
- 2026 NNN: $0.29/SF (CAM - $0.17, TAX - $0.08, INS - $0.04)

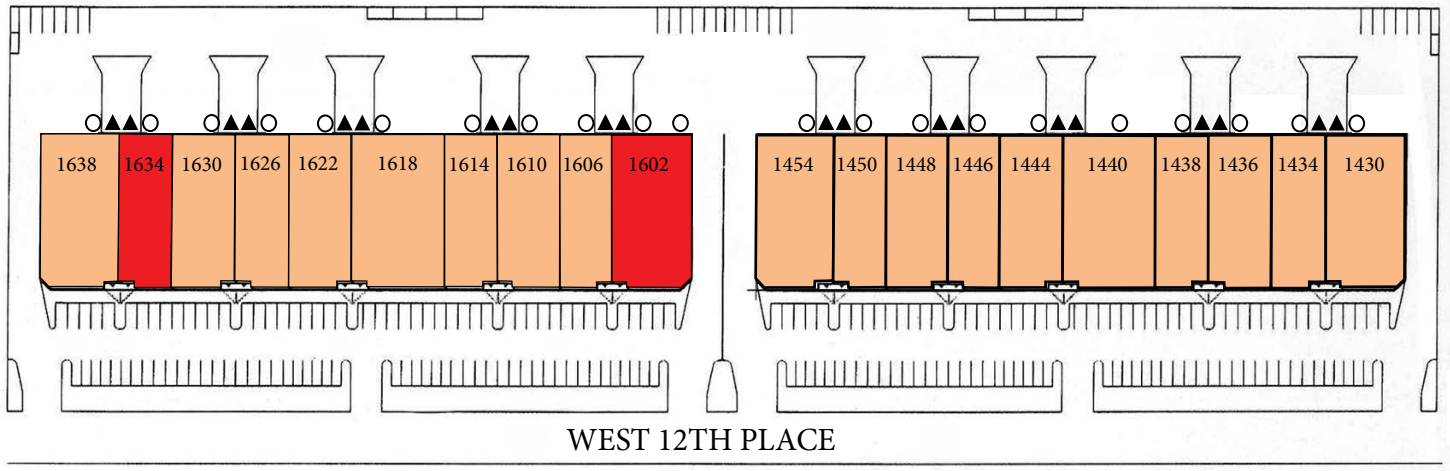


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Broker or landlord makes no representation as to the environmental condition of the property and recommends tenant's independent investigation.

TWINS BUSINESS PARK

SITE PLAN

▲ DOCK HIGH (8' X 10')
○ GRADE LEVEL (10' X 12')



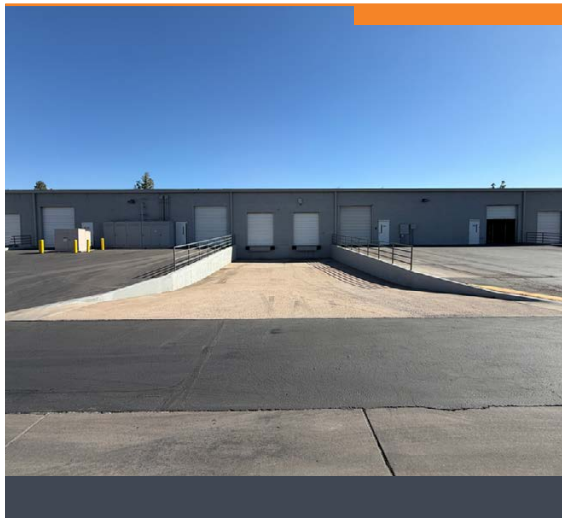
AVAILABILITIES

AVAILABLE OCCUPIED

SUITE	SF	RATE*	OFFICE	CLEAR	POWER	DOORS	WAREHOUSE	TOUR
1602	7,372	$1.50	28%	17'	200A	(1) 10'x12' (1) 8'x10'		
1634	4,912	$1.50	23%	17'	200A	(1) 10'x12' (1) 8'x10'		360° VIRTUAL TOUR

*PSF/month + $0.29 NNN (2026 estimate).

EVAP COOLED HVAC WAREHOUSE GRADE-LEVEL DOOR DOCK-HIGH DOOR



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1602 W 12th Place

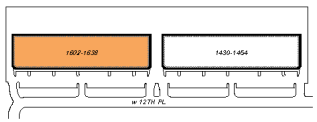
7,372 SF	$1.50 + $0.29 NNN	28% Office	(1) 10'x12'	(1) 8'x10'	Evap	200
TOTAL AREA	RATE	APPROX.	GRADE-LEVEL DOOR	DOCK-HIGH DOOR	WAREHOUSE	AMPS

SUITE DATA:

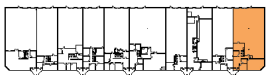
OFFICE	2,096 SF
WAREHOUSE	5,276 SF
TOTAL	**7,372 SF**
CLEAR HEIGHT	17'-0" - 18'-0"
O GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

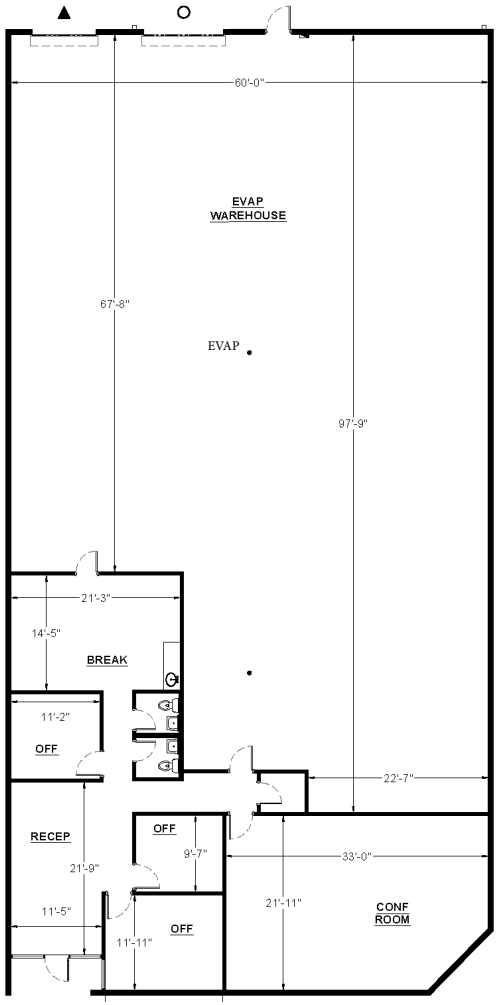
200 amps, 120/240v, 3p

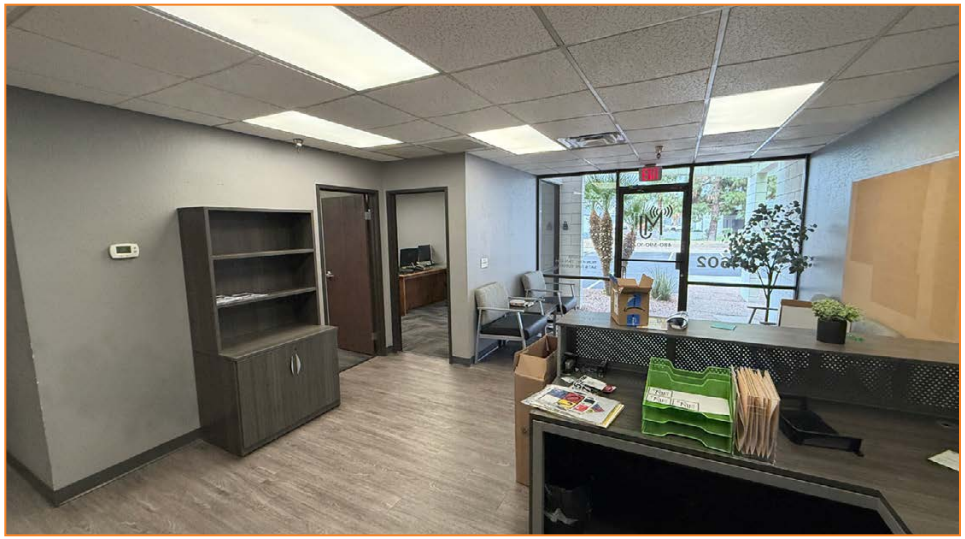
SITE KEY PLAN:



BUILDING KEY PLAN:









PHOTOS

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TWINS BUSINESS PARK · SUITE DETAIL

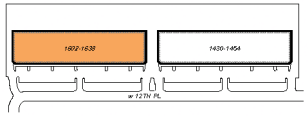
1634 W 12th Place

4,912 SF	$1.50 + $0.29 NNN	23% Office	(1) 10'x12'	(1) 8'x10'	Evap	200
TOTAL AREA	RATE	APPROX.	GRADE-LEVEL DOOR	DOCK-HIGH DOOR	WAREHOUSE	AMPS

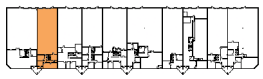
SUITE DATA:

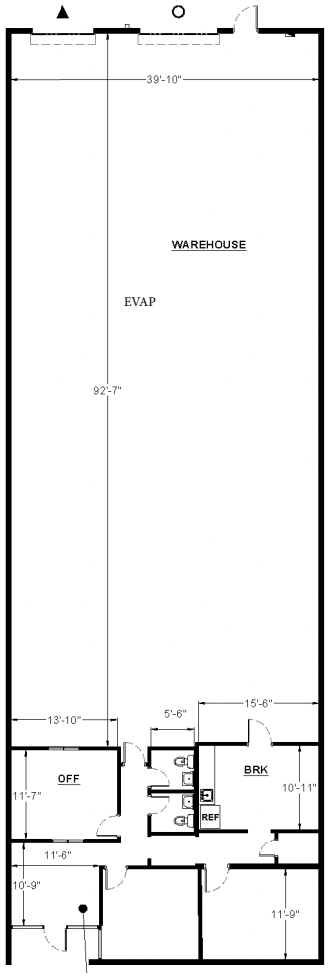
OFFICE	1,135 SF
WAREHOUSE	3,777 SF
TOTAL	**4,912 SF**
CLEAR HEIGHT	16'-11" - 17'-11"
O GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

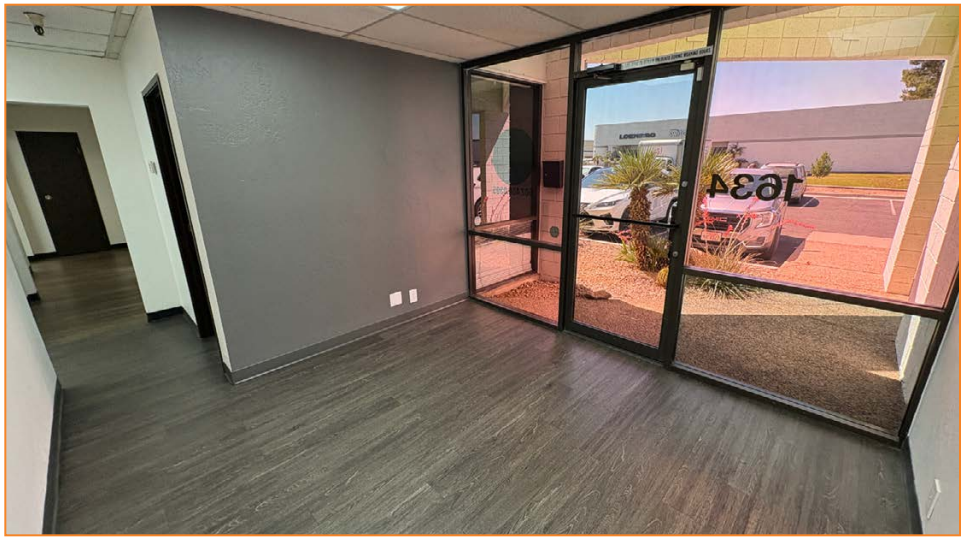
SITE KEY PLAN:



BUILDING KEY PLAN:









PHOTOS | VIRTUAL TOUR

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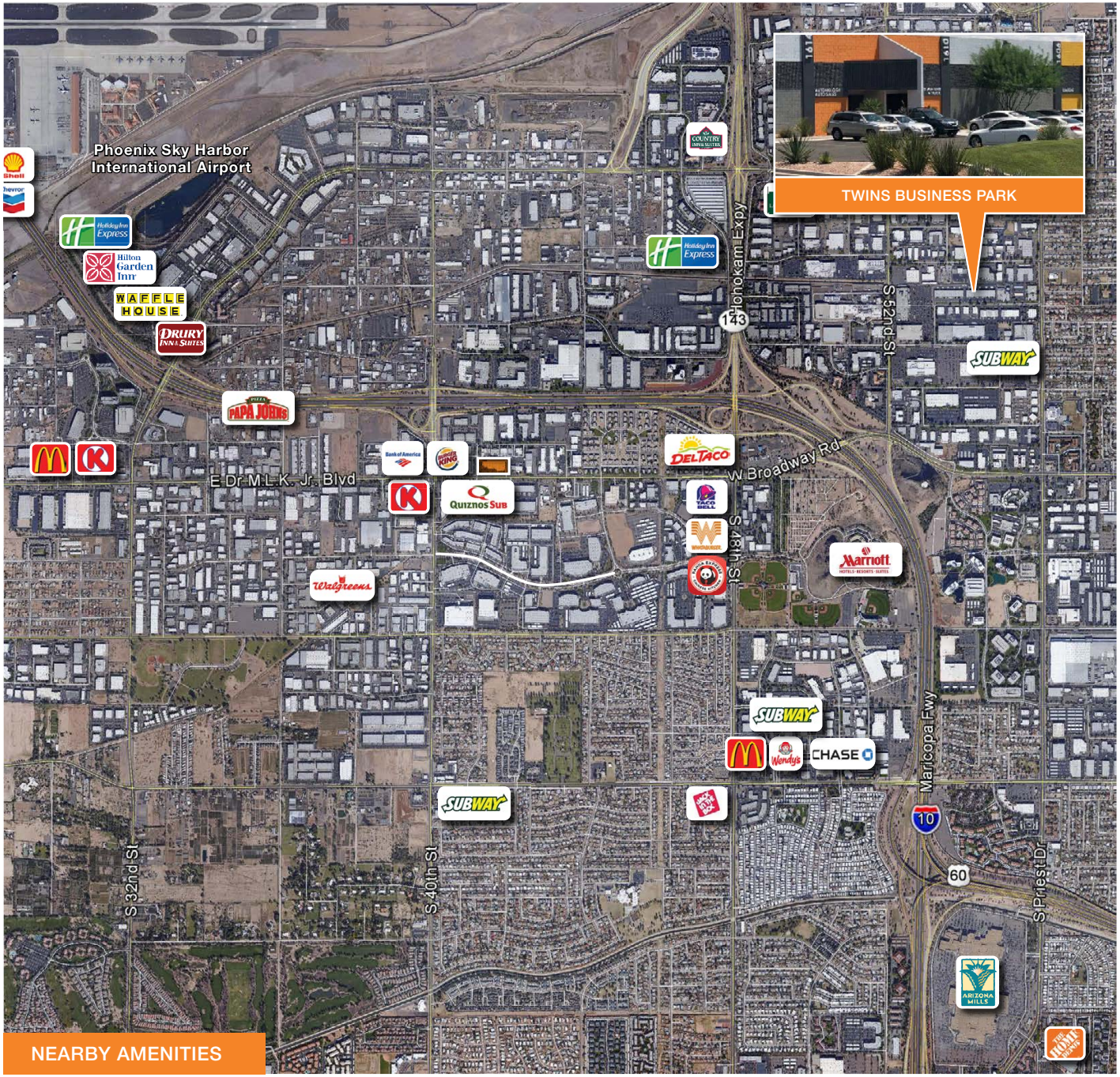
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TWINS BUSINESS PARK

AMENITIES & IMPROVEMENTS



NEARBY AMENITIES

Starbucks
Subway
Rally's Hamburgers
Dunkin Donuts
McDonalds
Del Taco

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