



1604 West 3rd Street | Tempe

FOR SALE OR LEASE

Premium industrial space available

A centrally-located and modern environment for your growing business



Accelerating success.

CREATION 

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Location

1604 W. 3rd Street, Tempe

Building RBA

45,944 SF

Tenant Divisibility

Two (2)

Clear Height

32'

Bay Spacing

52' x 50' w/60' speed bay

Truck Court Depth

220' (Shared with Bldg B)

Dock Doors

Eight (8) – 9' x 10'

Ramp Doors

Two (2) – 14' x 16'

Man Door

Two (2) – 3' x 7'

Gated / Secured

Yes





Slab on Grade Thickness

7" Unreinforced

Roof Type

60 mil TPO Membrane R-38
Min

Power

3000A @ 480v 3 Phase

Water

3" Service

Sewer

4" Service

EV Charging Station

(1) Dual Charger – 2 Spots

Fire Sprinkler

ESFR

Parking

209 Parking Spaces for Both
Buildings

Parking ADA Spaces

Eight (8) Parking Spaces for
Both Buildings

Truck Drive Width

40' Max – 30' Min

Demographics



Total Population (2024)

5 Miles: 340,321

10 Miles: 1,152,238



Median Age (2024)

5 Miles: 32.3

10 Miles: 35.3



Total Households (2024)

5 Miles: 140,549

10 Miles: 468,755

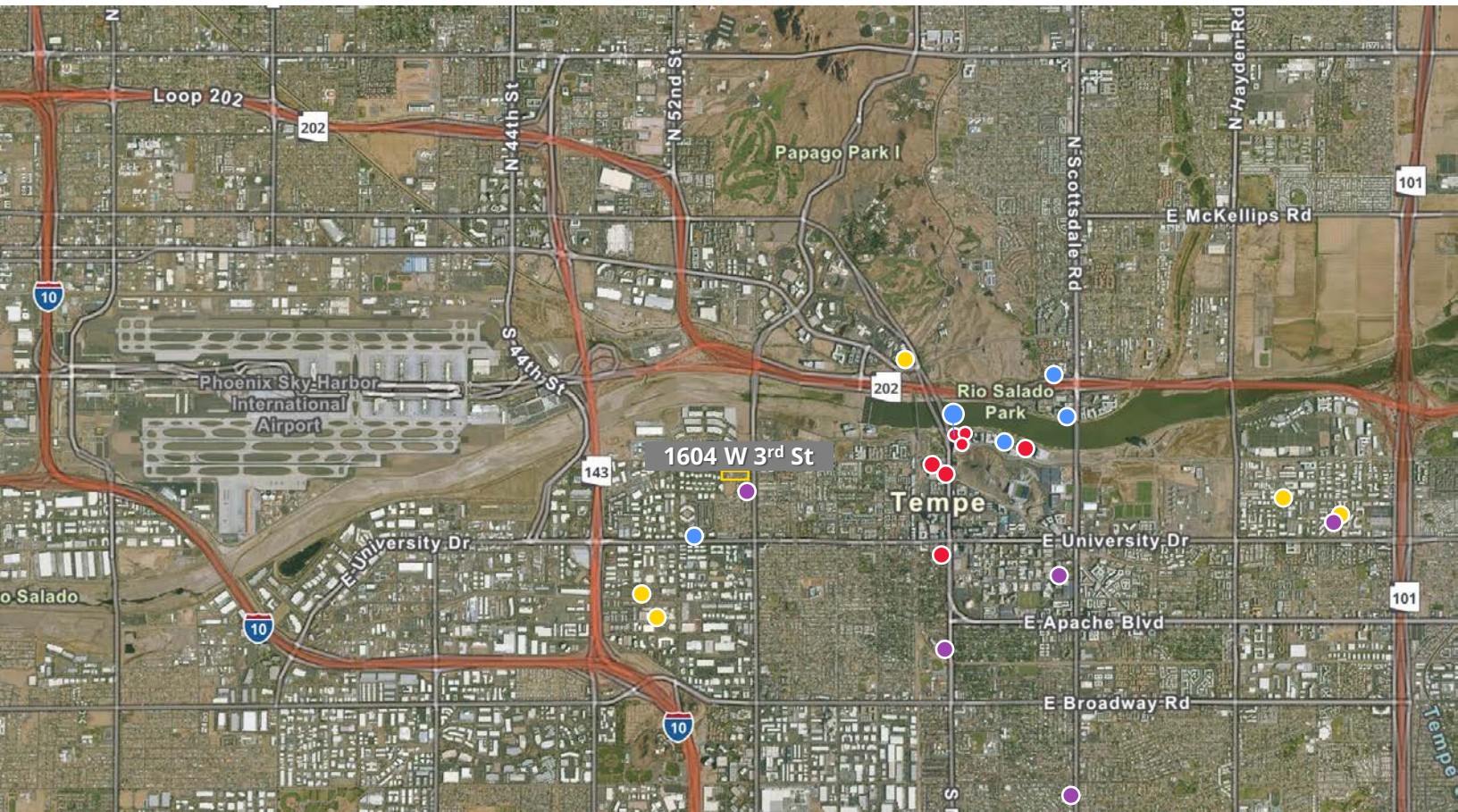


Average Household Income (2024)

5 Miles: \$81,357

10 Miles: \$93,002

Advanced Business Services	Advanced Manufacturing	Technology	Healthcare and Biotechnology
ADP	Medtronic	Carvana	Breckton Dickinson
KPMG	First Solar	Microsoft	Tempe St. Luke's
State Farm	Microchip Technology	Netsian Technology	West Pharmaceutical
Allstate	Curtiss Wright Controls	Align Technology	Biodesign Institute
Chase	Rockford Corporation	Gen Digital	Sonora Quest (Off Map)
Silicon Valley Bank	Go Daddy (Off Map)	Isos Technology	Cigna (Off Map)
Zenefits	ASML (Off Map)	iT1 Source	Systems Imagination



Advanced Manufacturing

Tempe is a top technology center in Arizona and a leading choice for major corporations. Tempe is home to many advanced manufacturing operations and corporate headquarters for a variety of industries including aerospace and aviation, medical device, sustainable technologies, and high technology.

Technology

About 20 percent of Tempe’s jobs are tech-related and about 20 percent of the City’s companies are tech companies. From aerospace to nano-technology, from solar energy research to software development and manufacturing, high technology industry leaders have identified a footprint in Tempe.



Diablo Stadium Complex



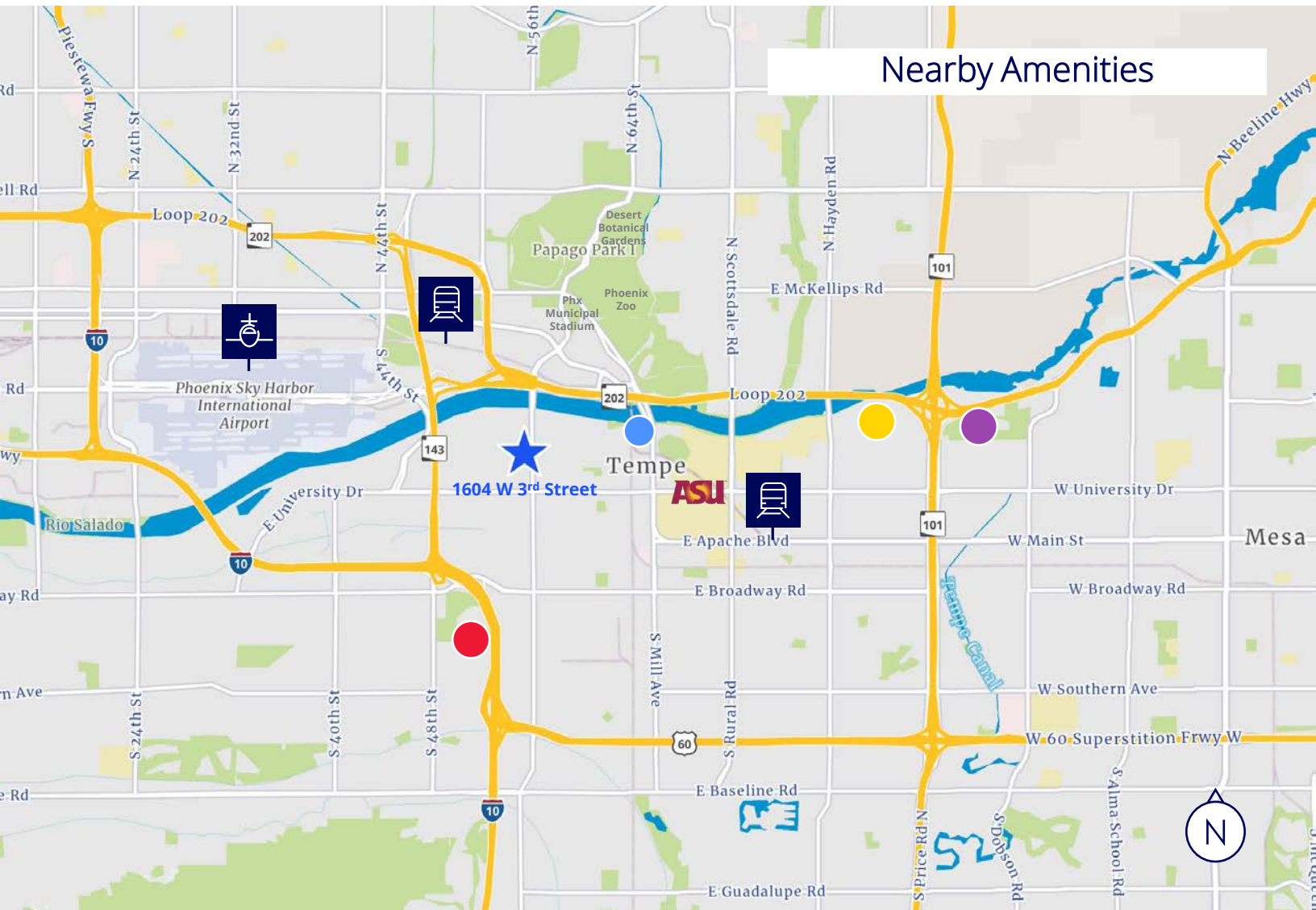
Tempe Marketplace



Tempe Beach Park



Sloan Park



Nearby Amenities

Tempe

- Less than 20-minute commute for most of Metro Phoenix to Tempe.
- Workforce of more than 2 million people in the Greater Phoenix area.
- Phoenix Sky Harbor Int'l Airport minutes away. Border-to-border light rail.
- Free Orbit shuttle circulator.

Downtown Tempe

- Dozens of restaurants, shops, and entertainment options.
- Arizona State University Sun Devil sports, art galleries and science centers.
- ASU Gammage for Broadway musicals.
- Tempe Center for the Arts.



Contact me:

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CREATION **REPE**

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