



2715 S Hardy Dr, Suite 103

STREET ADDRESS	<u>2715 S Hardy Dr, Suite 103</u>	BUILDING SIZE	<u>18,000 SF</u>
CITY/STATE/ZIP	<u>Tempe, AZ 85282</u>	AVAILABLE SQ.FT.	<u>6,400 SF</u>
MAJOR X-ROADS	<u>W Broadway Rd & S Hardy Dr</u>	LAND SIZE (ACRES)	<u>Part of Larger</u>
YEAR BUILT	<u>2001</u>	ZONING	<u>I-2 (City of Tempe)</u>

BUILDING SPECIFICATIONS

CONSTRUCTION	<u>Masonry</u>	AMP	<u>400</u>	GRND. LEVEL	<u>(1) 12' X 14' Truck Dr.</u>
CLEARANCE	<u>16'</u>	VOLT	<u>120/208</u>	DOCK HI(#)	<u>None</u>
ROOF TYPE	<u>Foam / Plywood Deck</u>	PHASE	<u>3</u>	TRUCKWELL	<u>No</u>
SKYLIGHTS	<u>Yes</u>	SPRINKLERS	<u>Yes</u>	CRANES	<u>No</u>
RESTROOMS	<u>1 (Male/Female)</u>	AIR CONDS	<u>Evap. Cooled</u>	RAIL	<u>No</u>
DIMENSIONS	<u>80' X 80'</u>				

OFFICE SPECIFICATIONS

SQ. FT.	<u>2,000 SF</u>	# OFFICES	<u>Open Area with Break Room, File Room & Warehouse Managers Office</u>
AIR COND	<u>Yes</u>		
HEAT	<u>Yes</u>		
RESTROOMS	<u>1 Male + 1 Female</u>	MEZZANINE	<u>No</u>

LAND

DIMENSIONS	<u>280' x 185'</u>
YARD	<u>Gated storage area</u>
PARKING RATIO	<u>2 / 1,000 SF</u>

UTILITIES

POWER CO	<u>SRP</u>
GAS CO	<u>SWG in Hardy Dr</u>
WATER CO	<u>City of Tempe</u>
SEWER CO	<u>City of Tempe</u>

SPECIAL FEATURES

<u>Gated Storage Area</u>
<u>Corner location with excellent visibility</u>
<u>5 Minutes from Sky Harbor International Airport</u>

LEASE INFO

PRICE	<u>\$3,072.00 /Mo</u>
TYPE	<u>NNN</u>
RENT/SF	<u>\$.48 /SF</u>

TAXES

AMOUNT	<u>\$30,693.90</u>
YEAR	<u>2010</u>
RATE	<u>\$.14 /SF/Mo.</u>

PARCEL NUMBER 123-39-504

EXCLUSIVE AGENT

NAME	<u>Carl. K Johnson</u>
PHONE NUMBER	<u>(602) 575-2317</u>
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