

690 W Warner Rd – Tempe, AZ

STREET ADDRESS	<u>690 W Warner Rd</u>	BUILDING SIZE	<u>2,900 SF + Covered Work Area</u>
CITY/STATE/ZIP	<u>Tempe, AZ 85284</u>	LAND SIZE (ACRES)	<u>2.47 Acres</u>
MAJOR X-ROADS	<u>W Warner Rd & S Kyrene Rd</u>	ZONING	<u>GID (City of Tempe)</u>

FEATURES 10,000 SF Covered Work Area
Short Sale
Union Pacific Rail Spur
Land Dimensions: 560' x 165'

OFFICE SPECIFICATIONS

SQ. FT.	<u>2,900 SF</u>	# OFFICES	<u> </u>	MEZZANINE	<u> </u>
AIR COND	<u> </u>	HEAT	<u> </u>	RESTROOMS	<u> </u>

POWER

AMP 400 Amps
VOLT 208/120 Volt
PHASE 3 Phase

UTILITIES

POWER CO	<u>SRP</u>
GAS CO	<u>NA</u>
WATER CO	<u>City of Tempe</u>
SEWER CO	<u>City of Tempe</u>

SALE INFO

PRICE \$780,000.00

TAXES

AMOUNT	<u>\$19,395.76</u>
YEAR	<u>2009</u>

PARCEL NUMBER 301-53-196

INSPECTION & POSSESSION

NAME	<u>Benjamin L. Johnson</u>
PHONE NUMBER	<u>(602) 575 - 2318</u>
FAX NUMBER	<u>(602) 575 - 2338</u>
EMAIL	<u>Ben.Johnson@daumcommercial.com</u>

The information herein has been obtained from various sources. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective buyer or lessee should independently verify all information contained herein. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. By accepting this information, it is agreed that all negotiations regarding this property shall be made through DAUM Commercial Real Estates Services.