

# TEMPE SOUTHERN BUSINESS CENTER

FOR LEASE

1156 / 1230 / 1236 / 1258 West Southern Avenue, Tempe, AZ



## AVAILABLE:

### 1236 Building

- Suite 103: ±5,941 s.f.  
AVAILABLE 10/01/2015

## LEASE RATE:

- \$0.58 NNN

## FEATURES:

- 144,530 s.f. total; four buildings
- ±16 clear height
- Grade level loading and truck well loading
- Fully fire sprinklered
- 200 amps, 277/480 volts typical/suite
- GID Zoning, City of Tempe
- Excellent freeway accessibility

## The EJM Advantage:

- 30+ years of continuous operation in Arizona.
- Largest Industrial property owner in Phoenix Metro area.
- Strong regional presence; Arizona, California, Nevada, Utah, New Mexico.
- Personalized service from responsive and market knowledgeable owners.
- In house contractor for quick improvement work.
- 24 hour or less turn around on proposals and lease documents.



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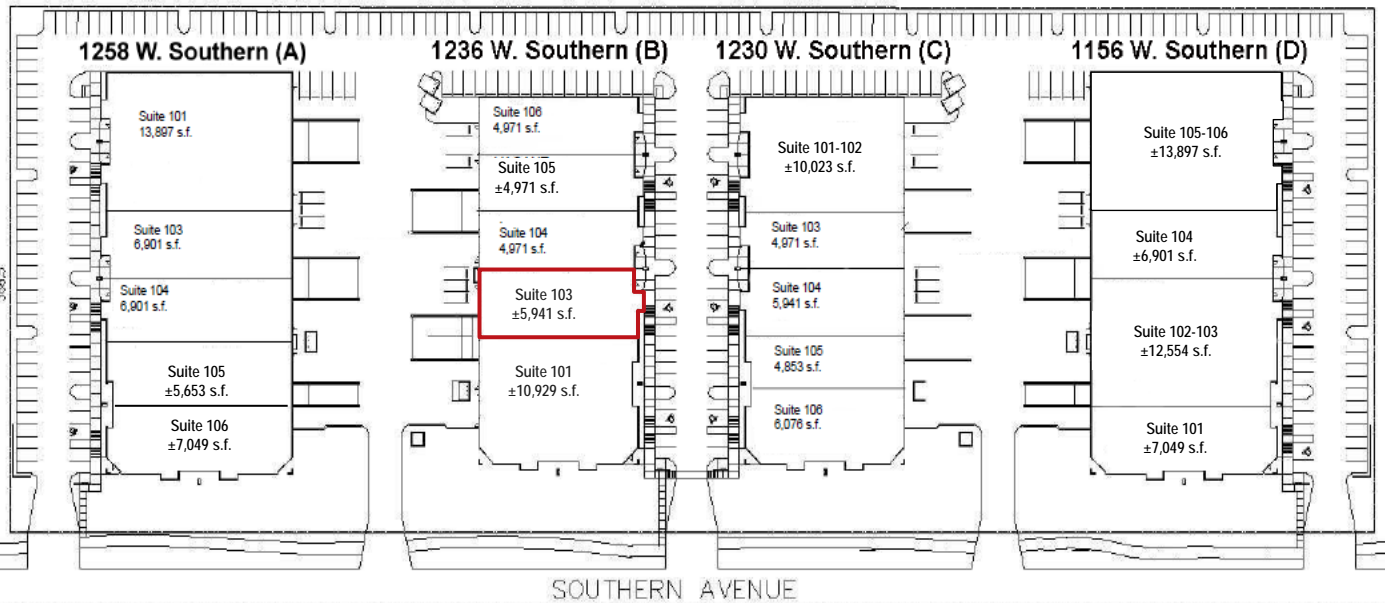


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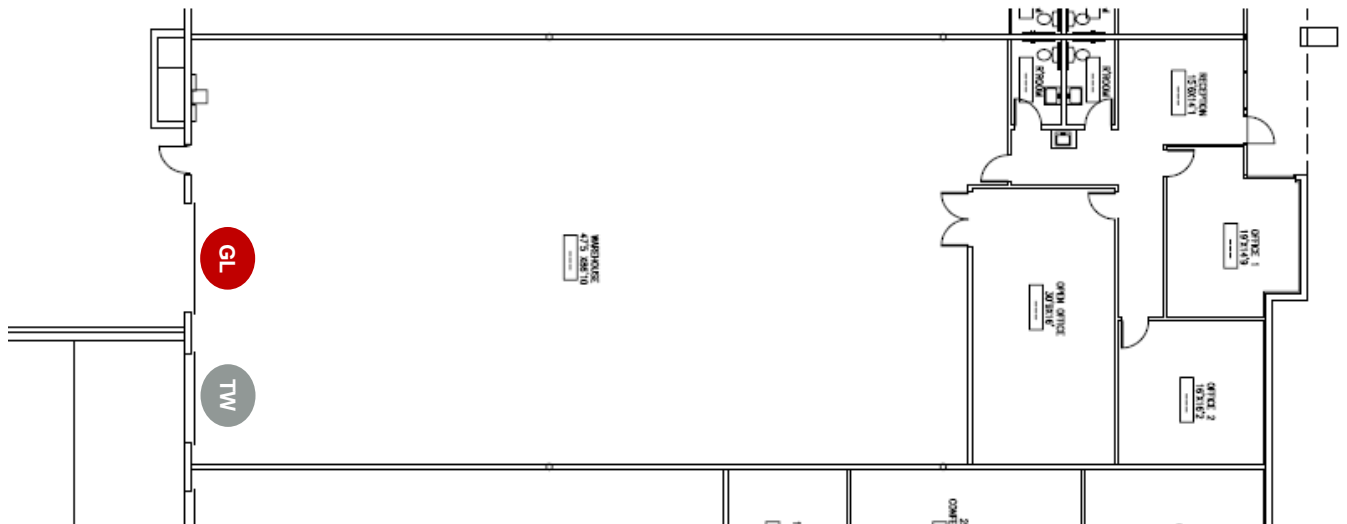
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## 1236 WEST SOUTHERN AVENUE | SUITE 103

- Available October 1, 2015
- ±5,941 s.f. available; ±1,491 s.f. office
- Reception, 2 offices, 1 open office, & 2 restrooms
- 200 amps 277/480 volt power
- 1 grade level loading door
- 1 truck well loading door



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