



AT

**SKY HARBOR
BUSINESS PARK**

Available November 1st, 2026



±12,396 SF Freestanding Office/Warehouse Building on ±1.00 Acre
Available For Lease

1822 W 3rd St
Tempe, AZ 85281



Property Features



±12,396 SF Freestanding Office/
Warehouse Building on ±1.00 Acre



100% Air Conditioned



Power: 600 Amps, 120/208v (SES)



Loading: 2 Grade Level Doors
1 Truckwell



Parking: ±23 Spaces



Zoning: GID, City of Tempe



3 Miles from Sky Harbor
International Airport



Close Proximity to SR-143, Loop
202, and I-10 Freeways

Floor Plan

±12,396 SF

Office Features:

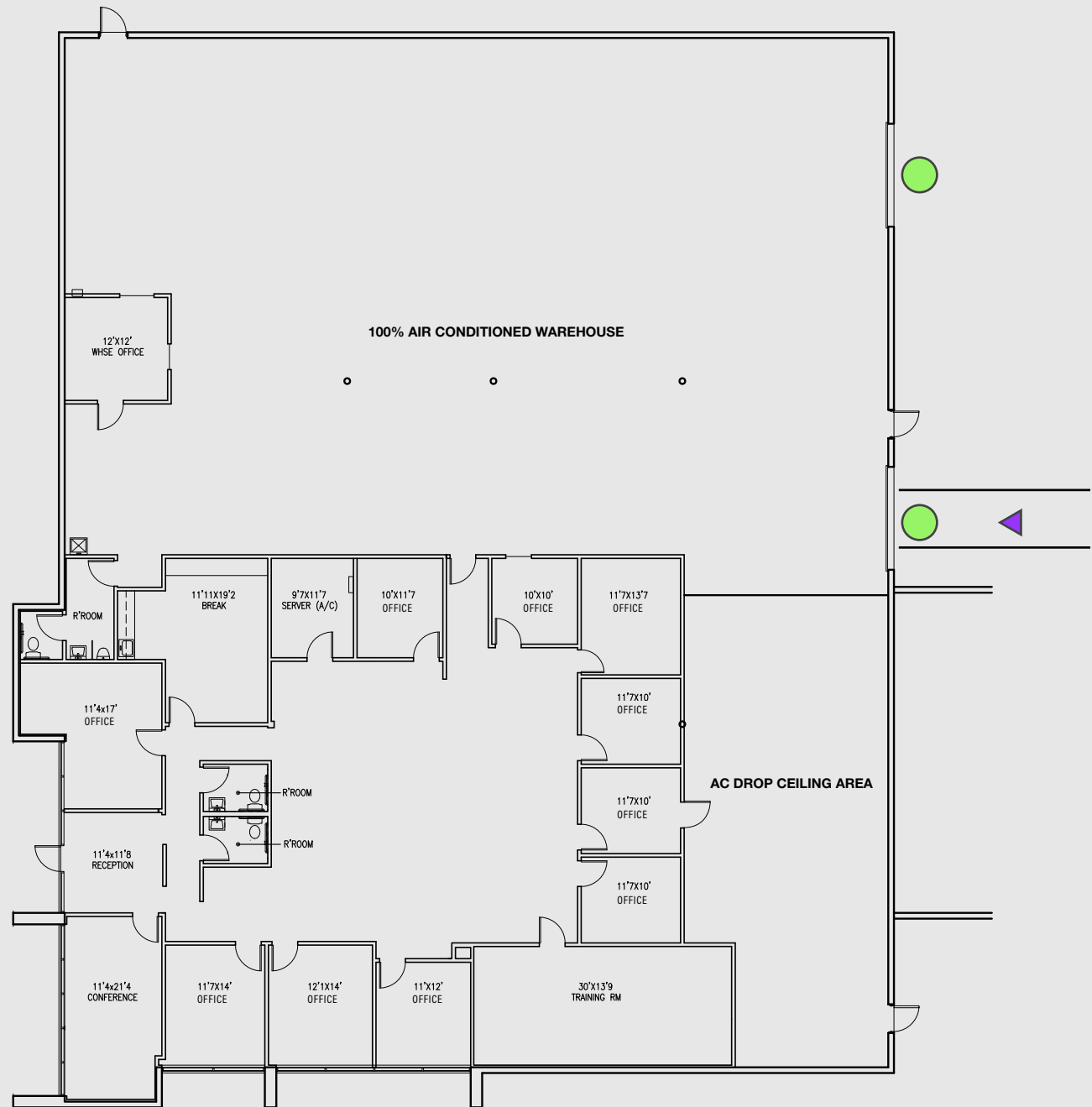
- » ±4,442 SF Office
- » Reception
- » 11 Offices
- » 1 Conference Room
- » 1 Bullpen
- » 1 Break Room
- » 1 Training Room
- » Large Drop Ceiling Area

Warehouse Features:

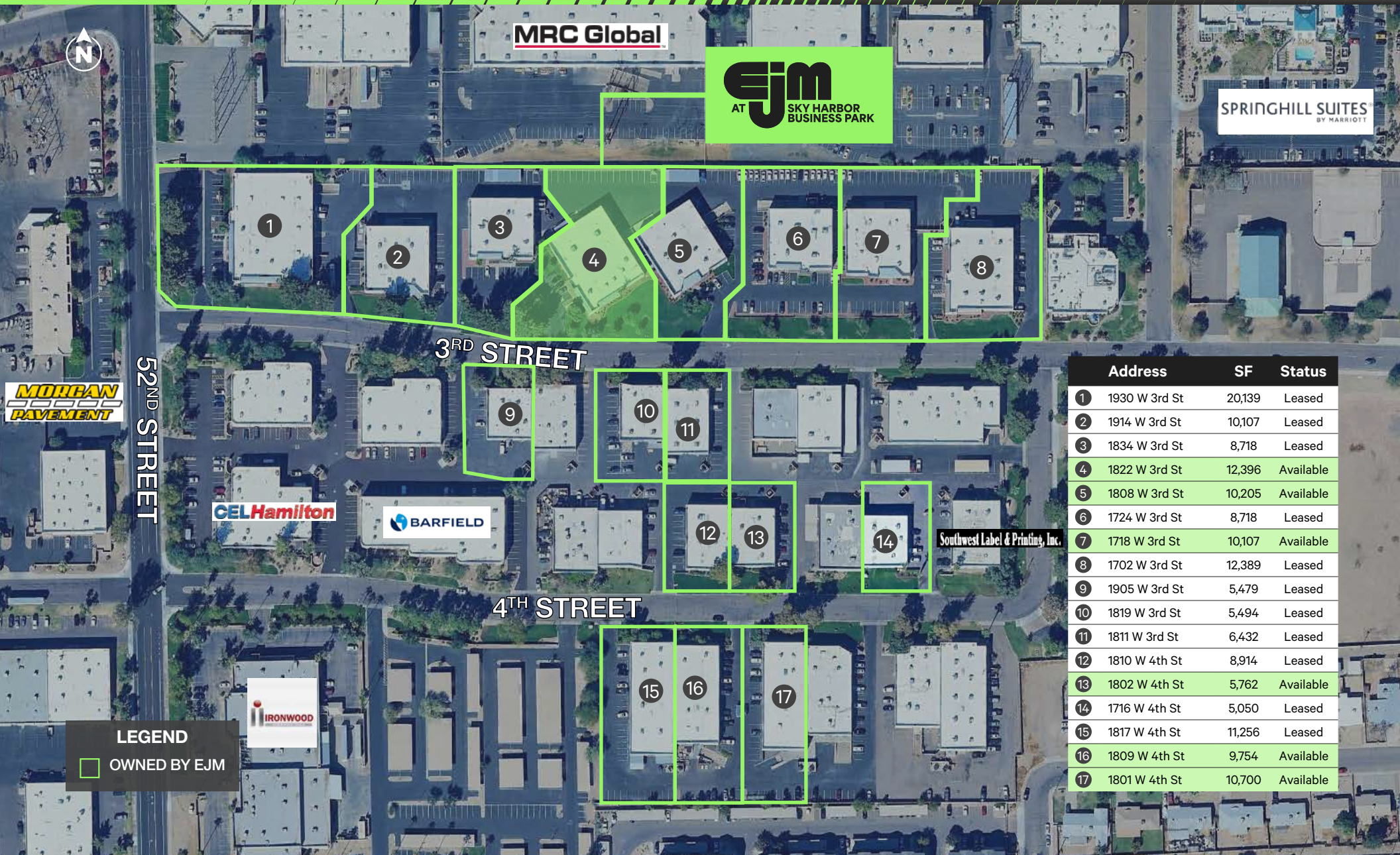
- » 100% Air Conditioned Warehouse
- » 2 Grade Level Doors (12 ft)
- » 1 Truckwell
- » ±14'-16' Clear Height in Warehouse

LEGEND

- Grade Level Door
- ▲ Truckwell



Location



EJM
AT
SKY HARBOR
BUSINESS PARK

MRC Global

SPRINGHILL SUITES
BY MARRIOTT

3RD STREET

4TH STREET

52ND STREET

**MORGAN
PAVEMENT**

CEL Hamilton

BARFIELD

Southwest Label & Printing, Inc.

IRONWOOD

LEGEND
□ OWNED BY EJM

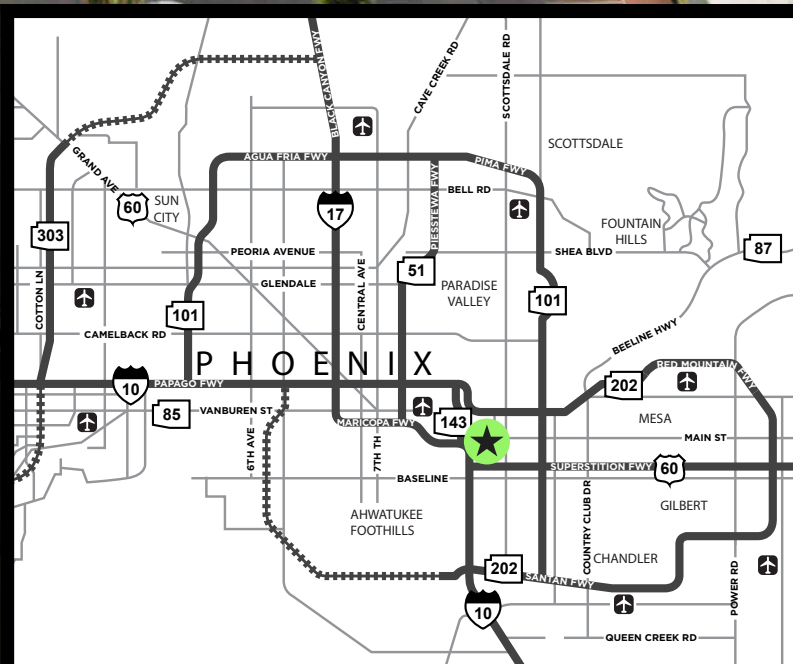
	Address	SF	Status
1	1930 W 3rd St	20,139	Leased
2	1914 W 3rd St	10,107	Leased
3	1834 W 3rd St	8,718	Leased
4	1822 W 3rd St	12,396	Available
5	1808 W 3rd St	10,205	Available
6	1724 W 3rd St	8,718	Leased
7	1718 W 3rd St	10,107	Available
8	1702 W 3rd St	12,389	Leased
9	1905 W 3rd St	5,479	Leased
10	1819 W 3rd St	5,494	Leased
11	1811 W 3rd St	6,432	Leased
12	1810 W 4th St	8,914	Leased
13	1802 W 4th St	5,762	Available
14	1716 W 4th St	5,050	Leased
15	1817 W 4th St	11,256	Leased
16	1809 W 4th St	9,754	Available
17	1801 W 4th St	10,700	Available



W 3RD ST

LEGEND

- Grade Level Door
- ▲ Truckwell



Leasing **Contacts**

Evan Koplan, SIOR, CCIM
Executive Vice President
+1 602 735 5232
evan.koplan@cbre.com

James Cohn
Senior Vice President
+1 602 635 0624
james.cohn@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE