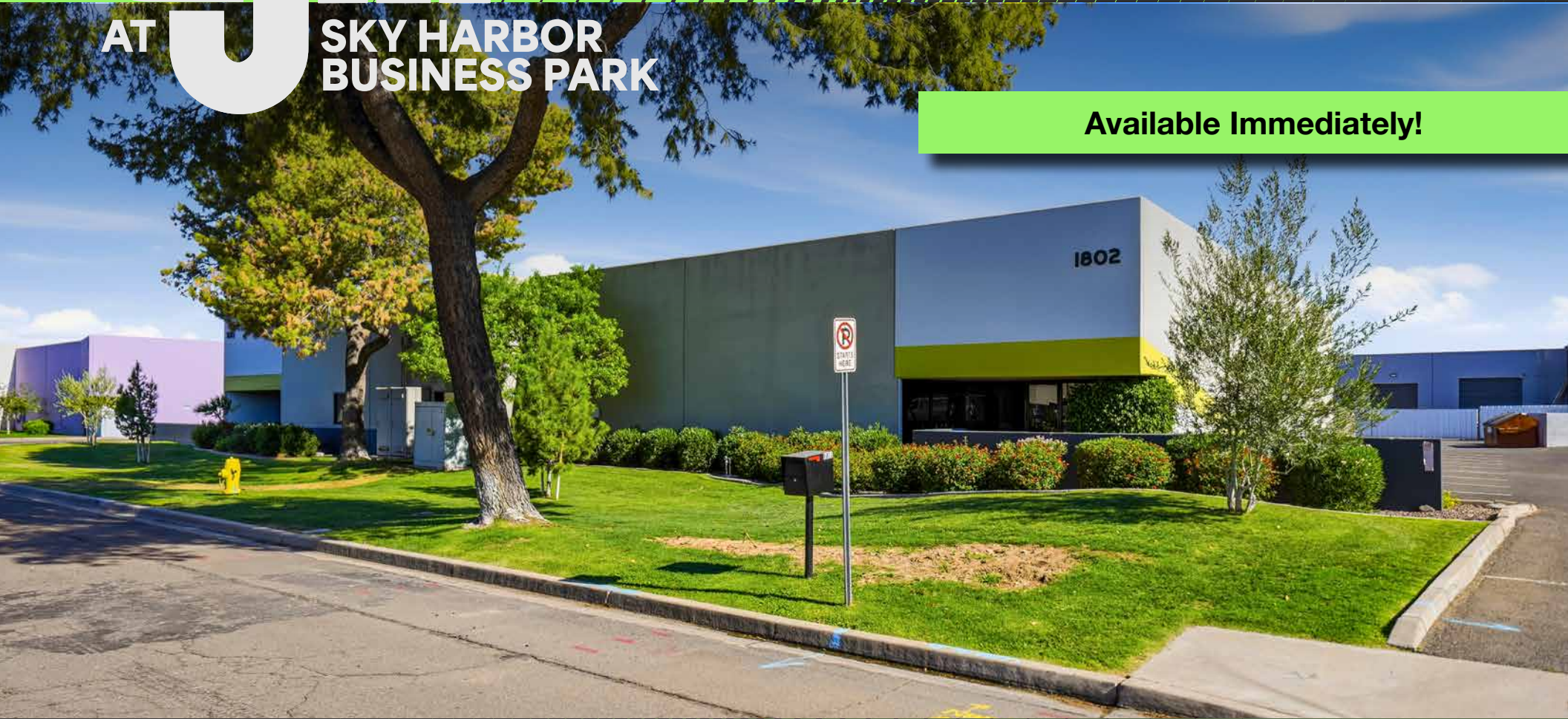




AT

**SKY HARBOR  
BUSINESS PARK**

**Available Immediately!**



**±5,762 SF Freestanding Office/Warehouse Building on ±0.37 Acres**  
**Available For Lease**

**1802 W 4th St**  
**Tempe, AZ 85281**



# Property Features



±5,762 SF Freestanding  
Office/Warehouse  
Building on ±0.37 Acres



Cooling: Evap Cooled  
(Can Convert to HVAC)



Zoning: GID, City of Tempe



Power: 400 Amps,  
120/208v



Natural Gas in W. 4th St.



3 Miles from Sky Harbor  
International Airport



Parking: 8 Spaces



Loading:  
1 Grade Level Door  
1 Truckwell



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

# Floor Plan

±5,762 SF

## Office Features:

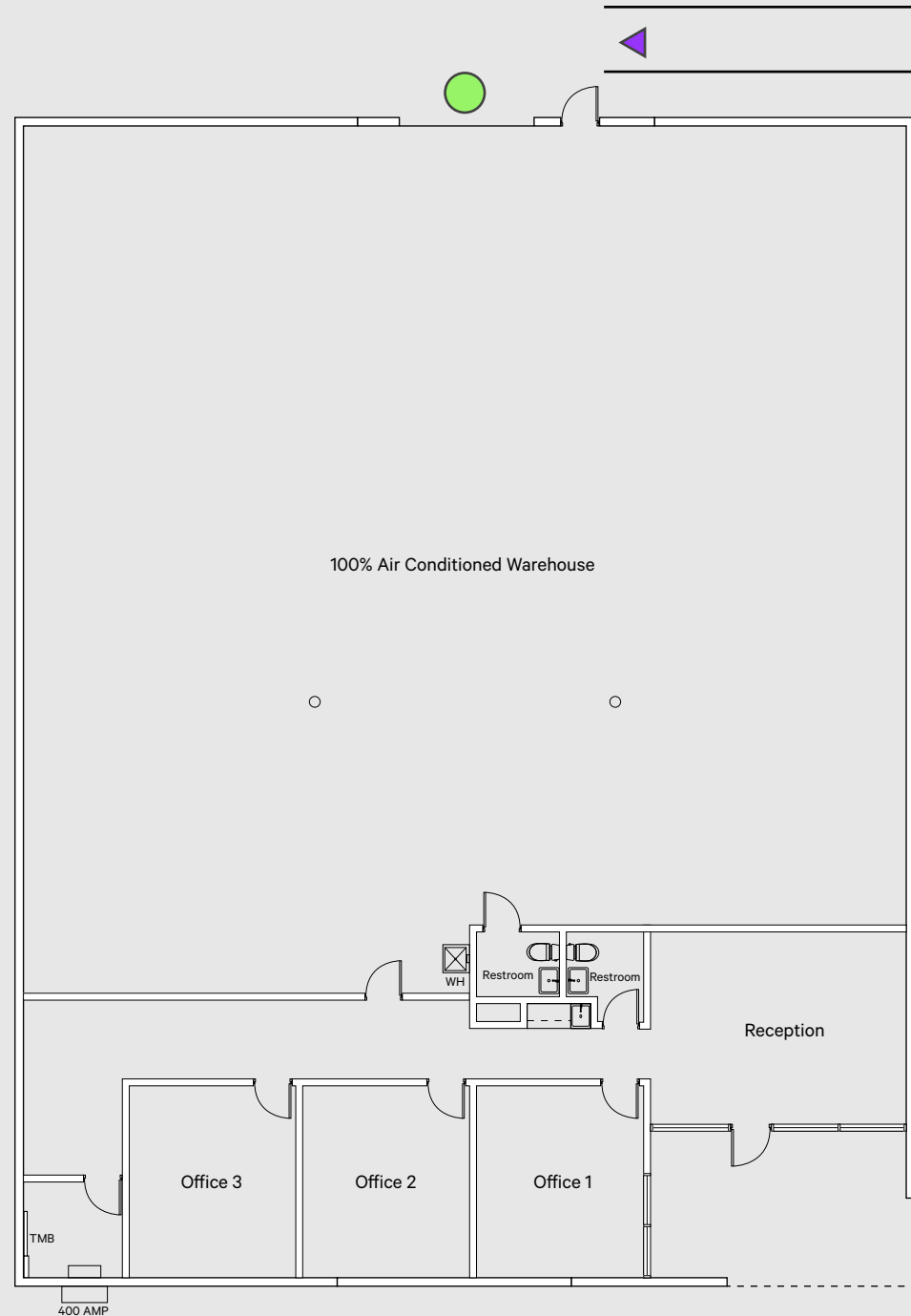
- » ±1,300 SF Office
- » Reception
- » 3 Offices
- » 2 Restrooms

## Warehouse Features:

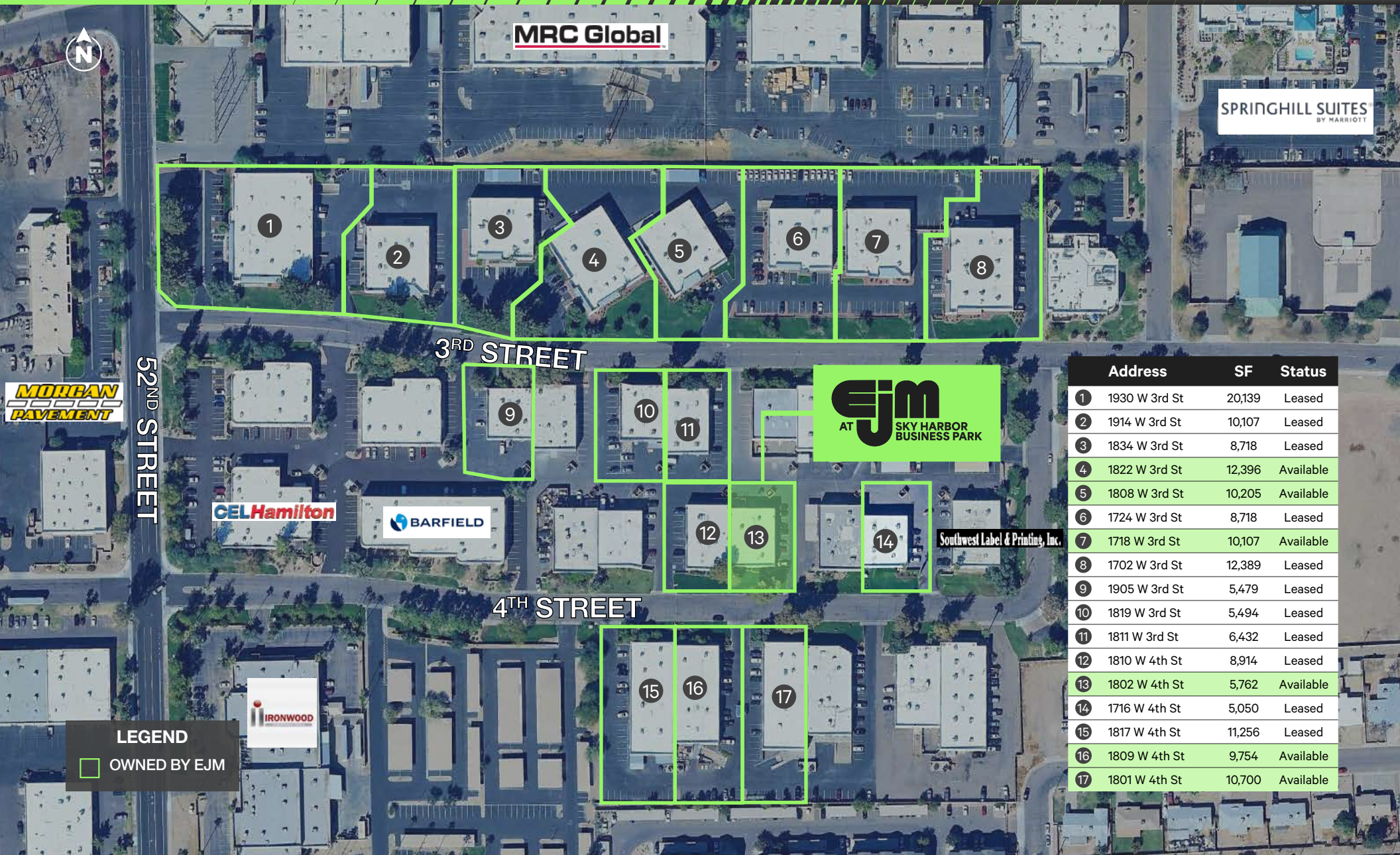
- » 100% Air Conditioned Warehouse
- » 1 Grade Level Door (12 ft)
- » 1 Truckwell
- » ±16' Clear Height in Warehouse

### LEGEND

- Grade Level Door
- ▲ Truckwell

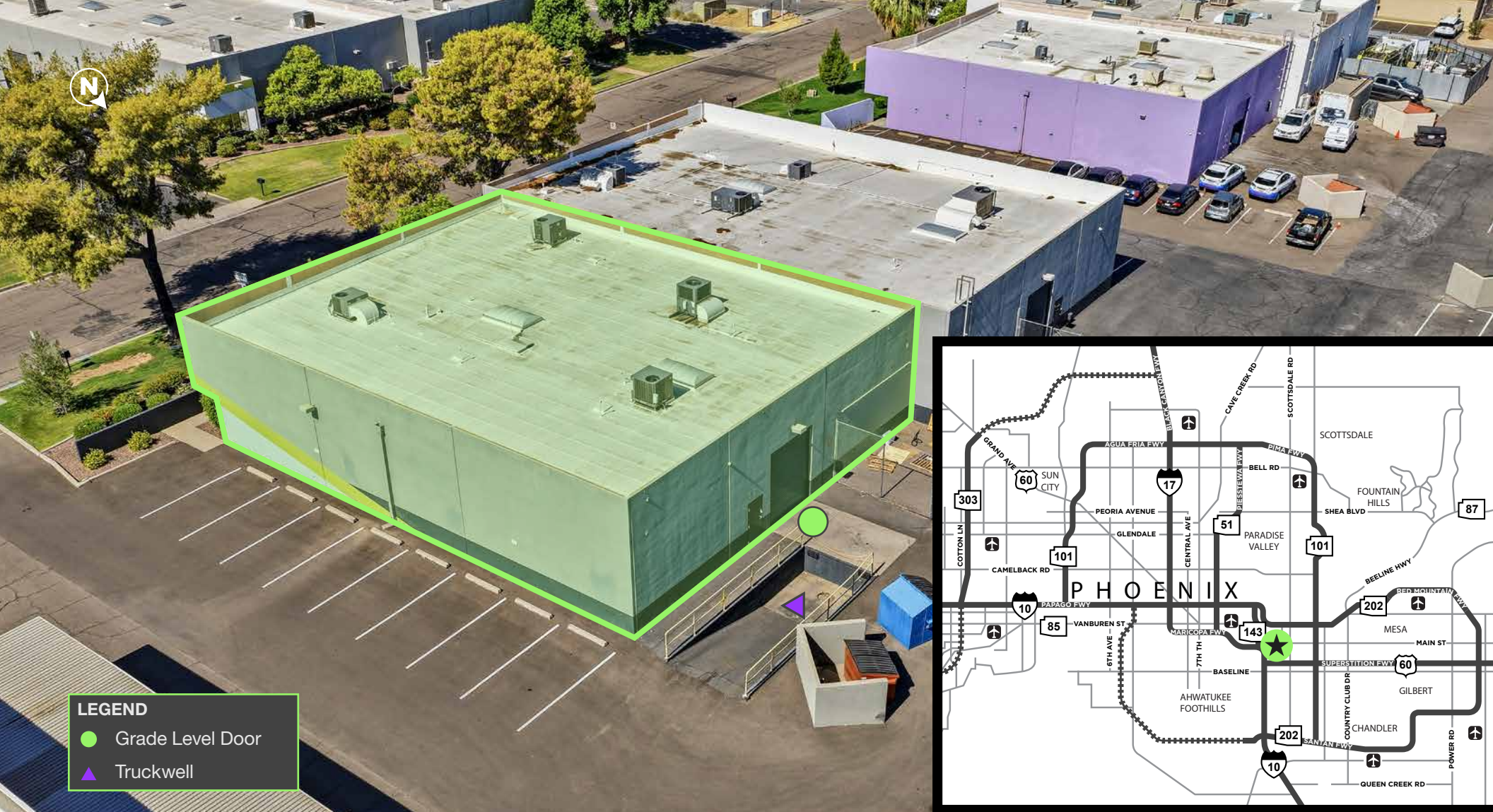


# Location



|    | 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 |

**LEGEND**  
 OWNED BY EJM



#### LEGEND

- Grade Level Door
- ▲ Truckwell

## Leasing **Contacts**

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