

FOR LEASE

Office Warehouse

- Prime A+ Location near Airport
- 22,355 sf Office/Warehouse
- 3 Suites w/3 Rollups OR
- 2-Suite 9,000 SF office/light industrial
- OR 4,500 SF single suite
- 1.29 Acres
- Between I-10, 202, & 60 Freeways



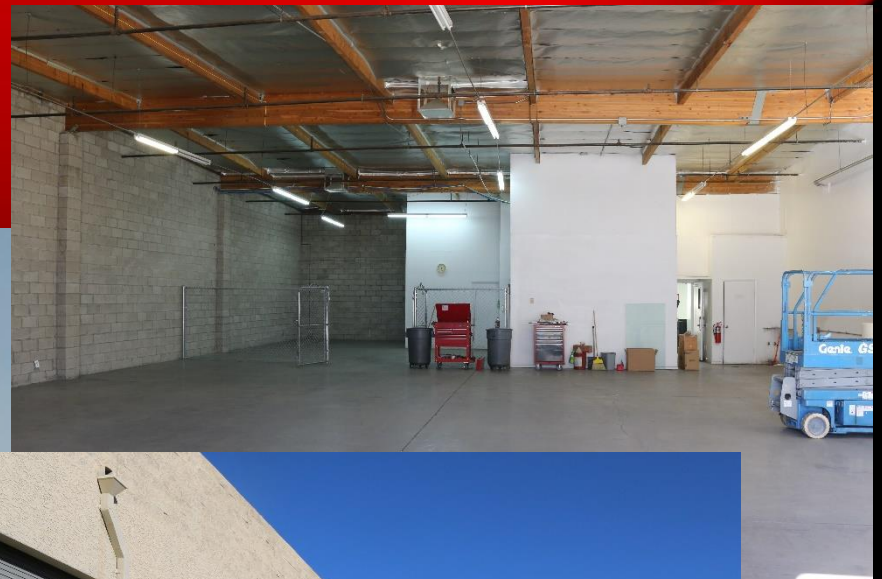
\$9.95/SF

422 South Madison Drive, Tempe, AZ 85281

Prime A+ location industrial near Phoenix Sky Harbor Airport between I-10, 202, 143, and 60 freeways. Can be split into a 3-suite 13,500 SF industrial space with 3 bays and rollups or a 2-suite 9,000 SF office and light industrial or 4,500 SF single suite. Will consider separating out the front office space of 5,400 SF separately for the right tenant at \$12/SF. Also, space is ready for a quick move-in.

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Prime Industrial Location - Near Phoenix Sky Harbor Airport between I-10, 202, 143, and 60 freeways

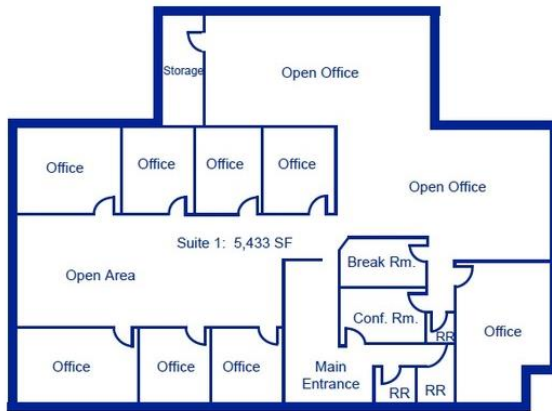
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Suite 1 photo



Suite 1



Space Features

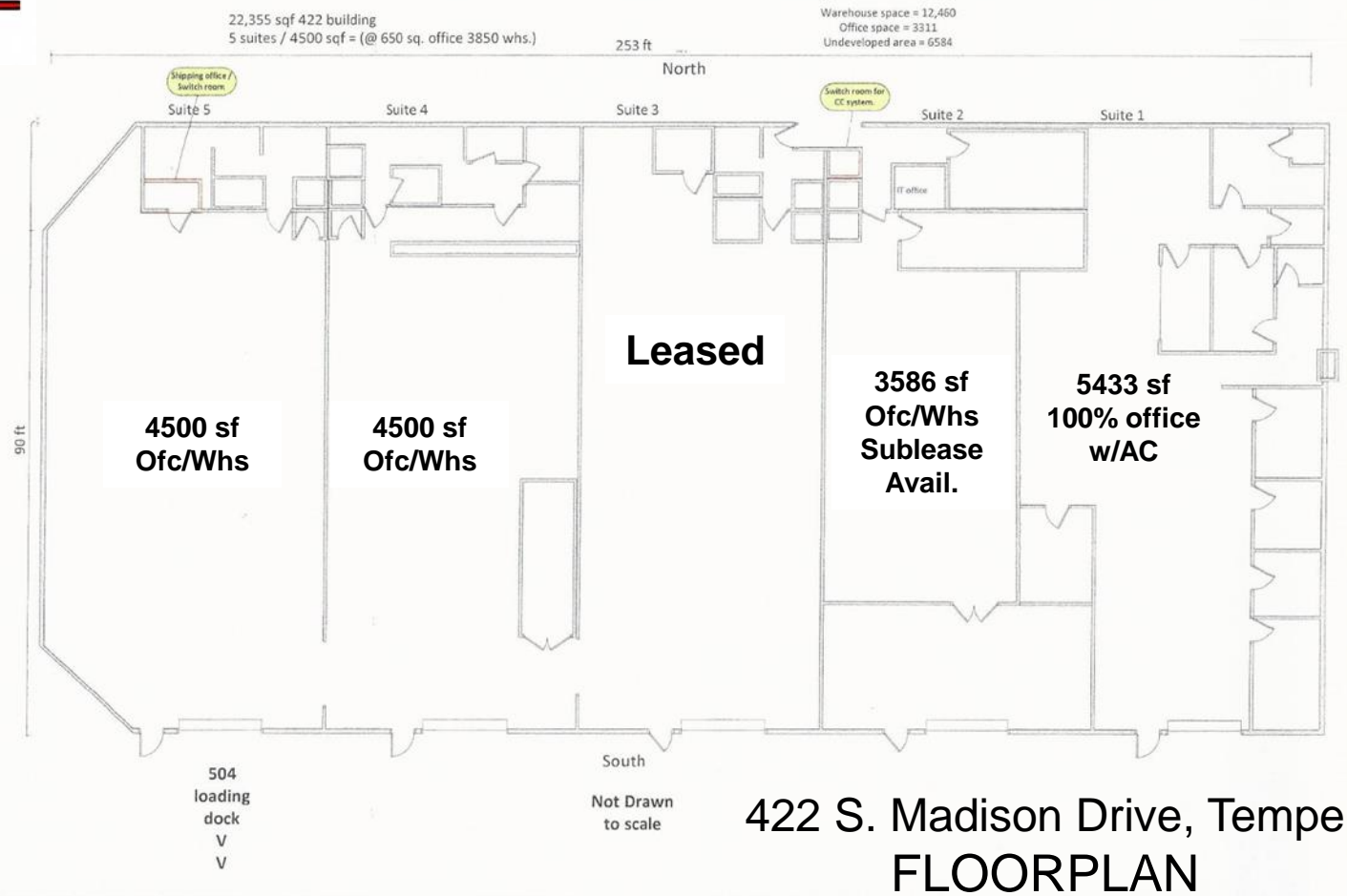
- 5,433 square foot back office
- End Cap
- 100% air conditioning
- 12' dropped ceiling in part of space



Suite 4 photo

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Built as 5 individual suites. Suite 1 is primarily office though it does have a roll-up if necessary. Suites 4 and 5 are typical industrial warehouse with office in front. All suites have rollup doors.





**Prime Industrial
Location –
Near Phoenix Sky
Harbor Airport
between I-10, 202,
143, and 60
freeways**



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