



CREATION RE
PE

3-BUILDING INDUSTRIAL PARK

S HARDING DR & W ELLIOT RD
TEMPE, AZ



**NEXUS
COMMERCE
CENTER**

±273,521 SF TOTAL
±81,286 SF – 103,460 SF

SITE FEATURES



Site Size:
+/- 15 Acres



5 Minutes/
1.3 Miles
from I-10



8 Minutes/
4.1 Miles to
AZ Route 60



13 Minutes/
8.5 Miles to
Sky Harbor



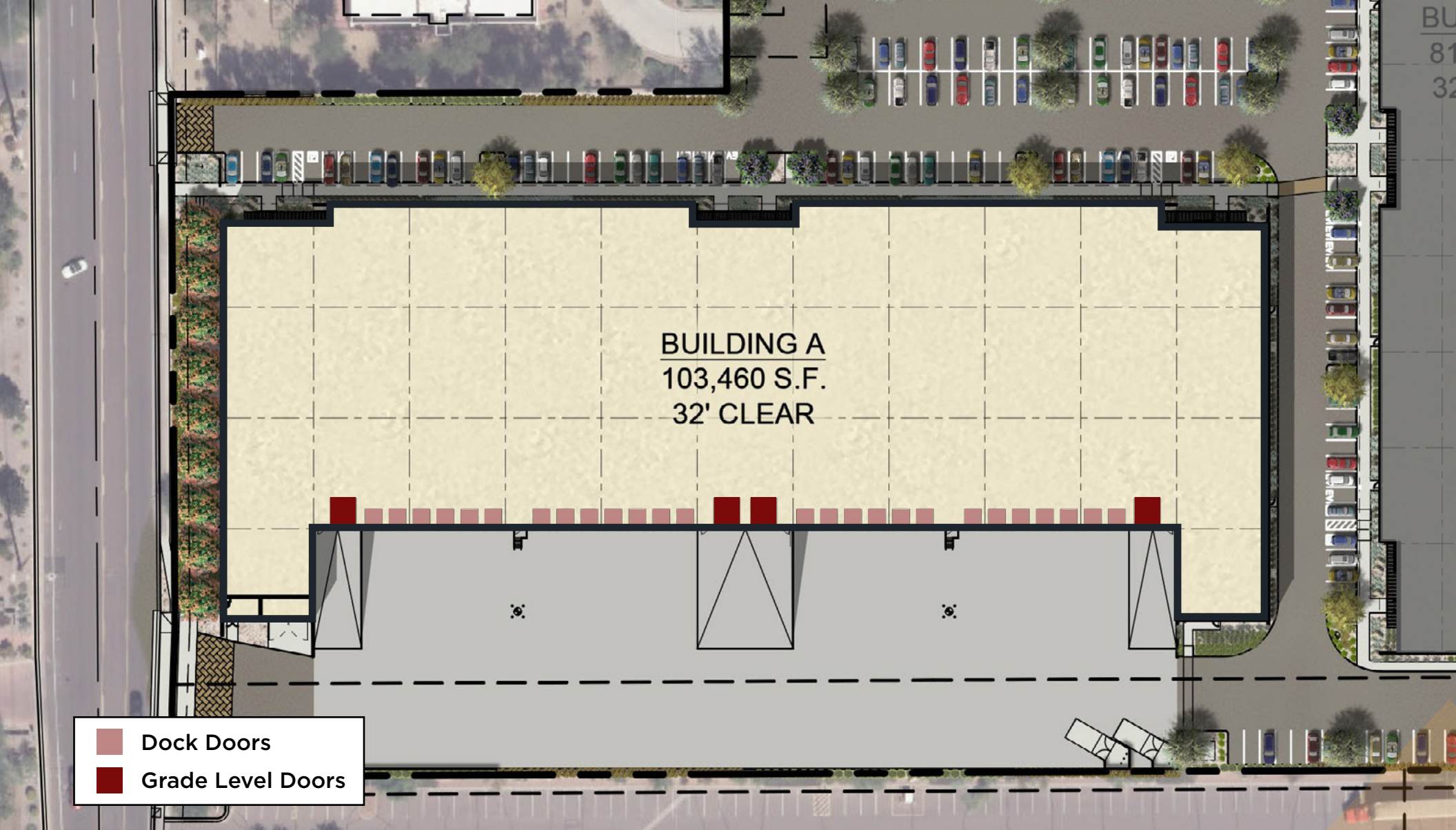
10 Minutes/
5.9 Miles
to 143



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SITE PLAN



BUILDING A
103,460 S.F.
32' CLEAR

 Dock Doors
 Grade Level Doors

BUILDING A



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- Building Size: 103,460 SF
- Clear Height: 32'
- Building Dimensions: 568' x 160'
- Dock High Doors: 22
- Grade Level Doors: 4
- Truck Court: 112'
- Trailer and Car Parking
- Concrete Truck Court



-  Dock Doors
-  Grade Level Doors

BUILDING B

- Building Size: 81,286 SF
- Clear Height: 32'
- Building Dimensions: 535' x 158'
- Dock High Doors: 19
- Grade Level Doors: 4
- Column Spacing: 54'

BUILDING C

- Building Size: 88,775 SF
- Clear Height: 32'
- Building Dimensions: 480' x 220'
- 3 Spec Office Locations
- Dock High Doors: 18
- Grade Level Doors: 4
- Typical Column Spacing: 54'
- Concrete Truck Courts: 185



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LOCATION

TEMPE

TRANSPORTATION LINKAGES

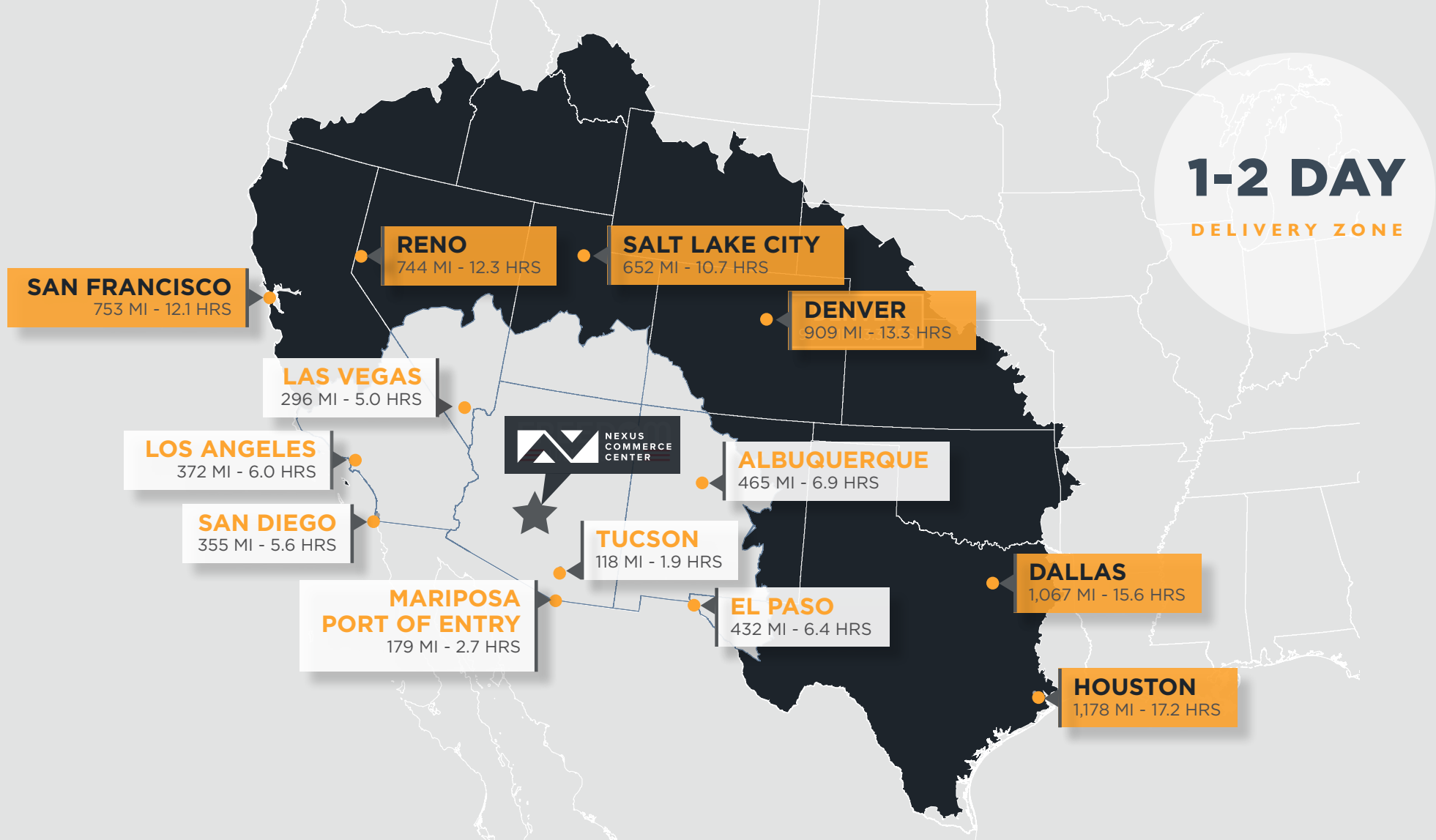
Located near the confluence of the US-60 and I-10 freeways in Tempe, Arizona. I-10 access is gained from Broadway Road to the south and the US-60 can be accessed off of Priest Drive to the southeast. Seven major freeways/expressways are located within ten minutes of the Property including the Interstate 10 (I-10), Sky Harbor expressway (SR-153), Hohokam expressway (SR-143), Superstition freeway (US-60), Red Mountain freeway (Loop-202), Piestewa freeway (SR-51), and the Black Canyon freeway (I-17). The Property is also located 5 minutes of Phoenix Sky Harbor International Airport, one of the top 10 busiest airports in the US by passenger count.

DOWNTOWN TEMPE IS THRIVING

With Tempe's population exceeding 175,000, the Property is positioned in one of the top cities in North America to live and work as evidenced by exceptional year-round climate, affordable housing, a thriving business environment. The high quantity of young, well-educated professionals entering the workforce will continue to place Tempe at the forefront of global business innovation and productivity.



CORPORATE NEIGHBORS



For More Information, Please Contact:

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