



# ±0.96 ACRE CONTRACTOR'S FACILITY WITH 6,000 SF OF WAREHOUSE/ OFFICE BUILDINGS AVAILABLE FOR LEASE

9111 S HARDY DR. TEMPE, AZ 85284



HARDY DR

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### PROPERTY OVERVIEW

# ±6,000 SF

Total Building Size

# ±0.96 AC

Site Size

# \$12,500/mo Gross

Lease Rate

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

### PROPERTY HIGHLIGHTS

- Zoned GID, City of Tempe
- Fully secured site with block wall circulation
- Proximity to I-10, Loop 101 and Loop 202
- Power: 1,200 AMPS, 480V, 3 Phase (Tenant to verify power)
- New electric gate

#### Building 1:

- ±3,000 SF
- Two (2) grade level doors
- Reception area
- Breakroom
- 3 private offices
- Storage Space
- Fully Air Conditioned

#### Building 2:

- ±3,000 SF
- Four (4) grade level doors
- 100% Warehouse / Shop space







