



±28,080 SF DISTRIBUTION/MANUFACTURING BUILDING FOR LEASE
731 W FAIRMONT DR. TEMPE, AZ 85282



W FAIRMONT DR

- Seven (7) Dock High Doors
- 22' Clear Height
- Heavy Power

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PROPERTY OVERVIEW

±28,080 SF

Building Square Footage

±1.65 AC

Site Size

GID, City of Tempe

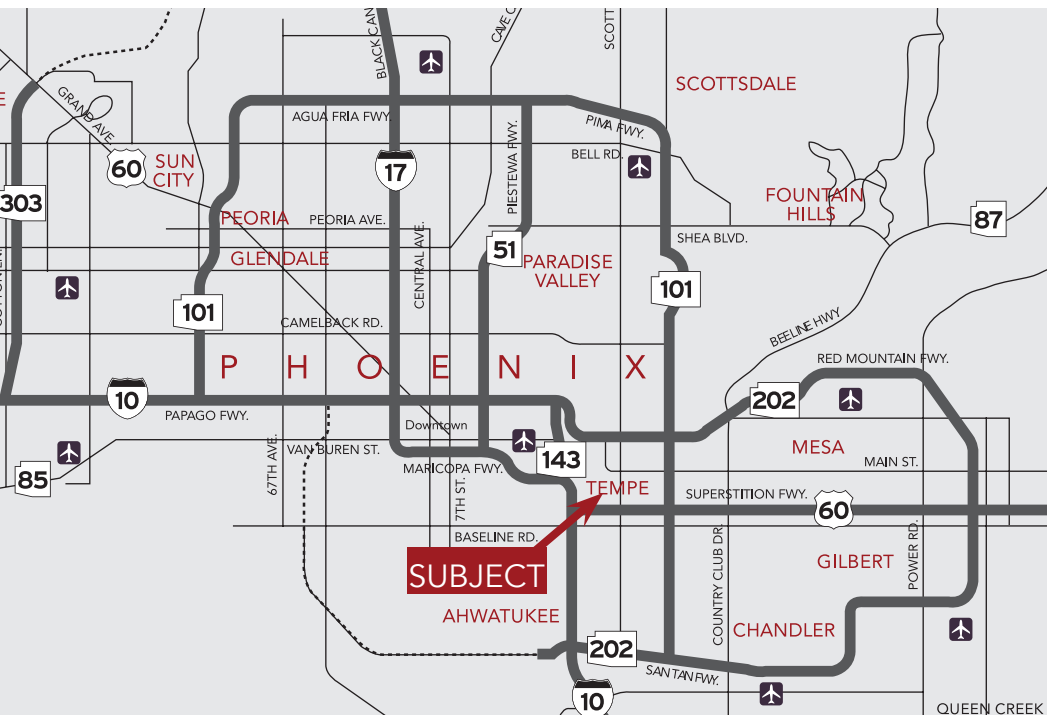
Zoning

\$0.90/SF, NNN

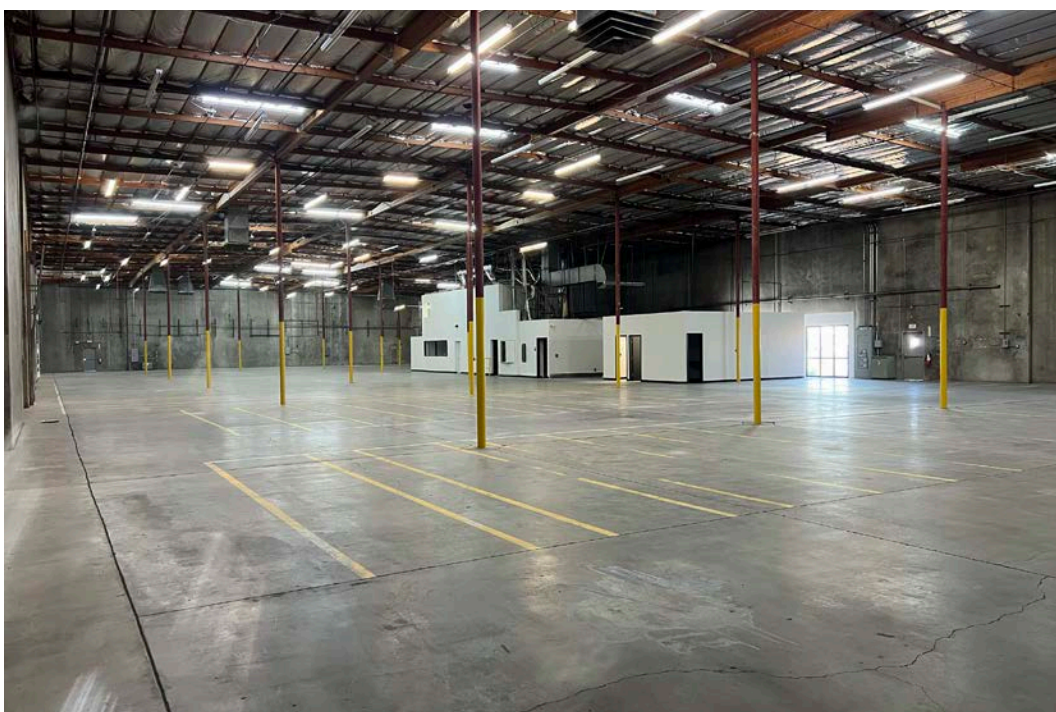
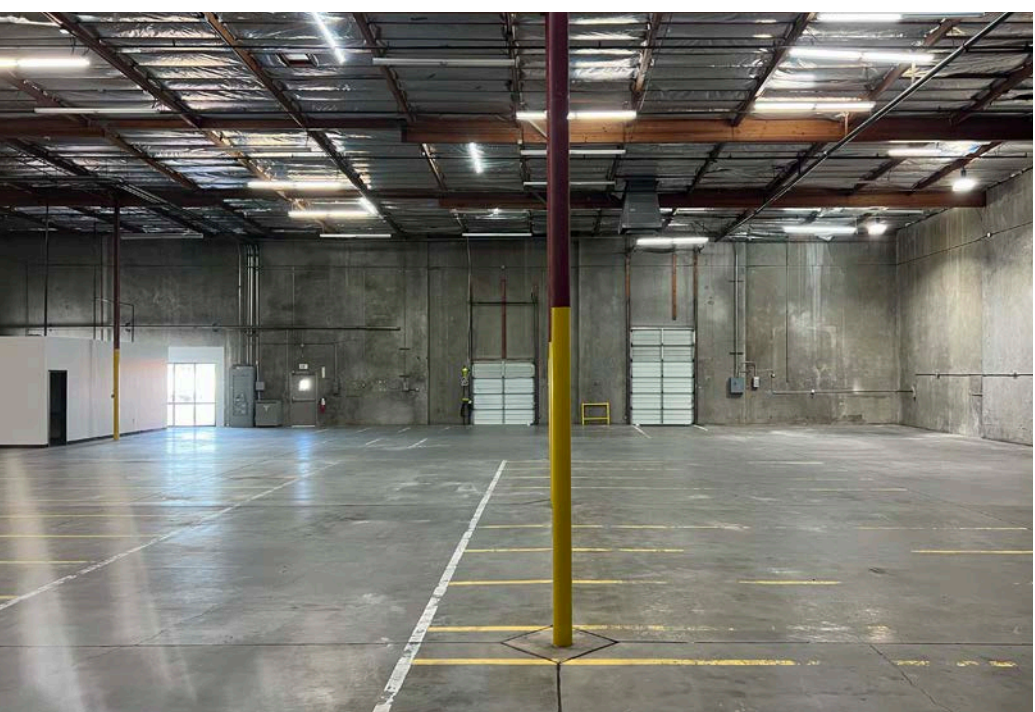
Lease Rate

PROPERTY HIGHLIGHTS

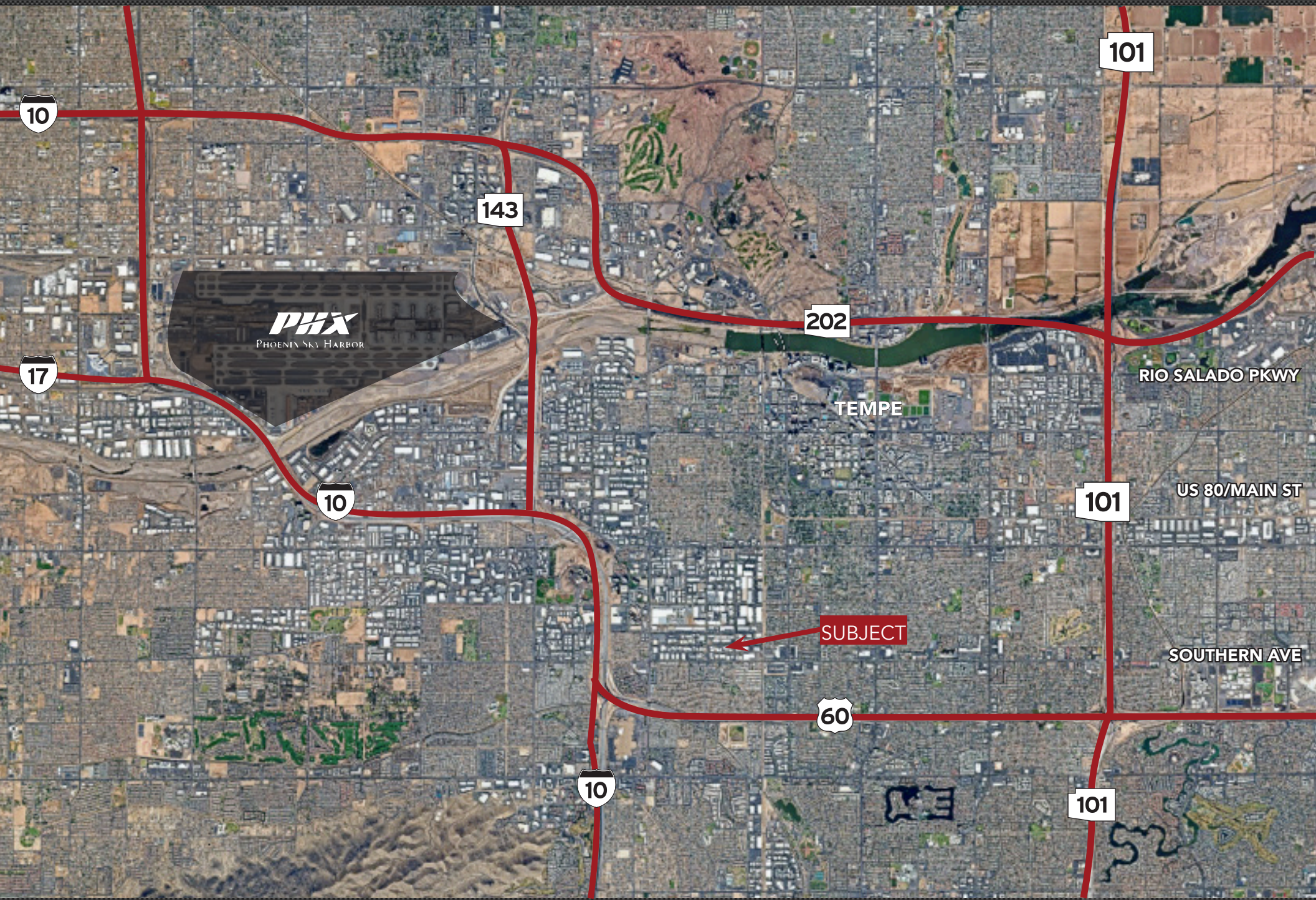
- ±28,080 SF Ideal Distribution/Manufacturing Building
 - » ±2,459 SF Office | Remaining Warehouse
 - » Four (4) Restrooms
 - » 22' Clear Height
 - » Seven (7) Dock High Doors
- ±1.65 AC Paved Site
- 30 Parking Spots
- Heavy Power
- Proximity to Phoenix Sky Harbor Airport
- Central Valley Location | Easy Access to I-10, US-60, Loop 101/202 & SR-143













DISCLAIMER:

This information package has been prepared to provide a general overview of the property and to establish preliminary interest among potential buyers. It is not intended to serve as a comprehensive analysis of the property, nor does it replace a thorough due diligence investigation. Rein & Grosseohme and its agents have not conducted independent investigations regarding the property, its tenants, operational history, financials, leases, square footage, age, environmental conditions (including but not limited to contaminants, mold, asbestos, or pollutants), or compliance with local, state, and federal regulations. No warranties or representations are made regarding the financial condition, business performance, or intentions of any tenant occupying the property. The information provided herein has been obtained from sources deemed reliable; however, Rein & Grosseohme and its agents make no guarantees or assurances regarding its accuracy or completeness. Any projections, estimates, or financial models included are for illustrative purposes only and do not necessarily reflect actual or future property performance.

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All inquiries, discussions, and negotiations related to the sale of this property must be conducted through Rein & Grosseohme Commercial Real Estate. Prospective buyers and their agents agree not to engage directly with the property seller regarding the transaction. Brokers who fail to adhere to this requirement waive any right to commission-sharing arrangements with Rein & Grosseohme.