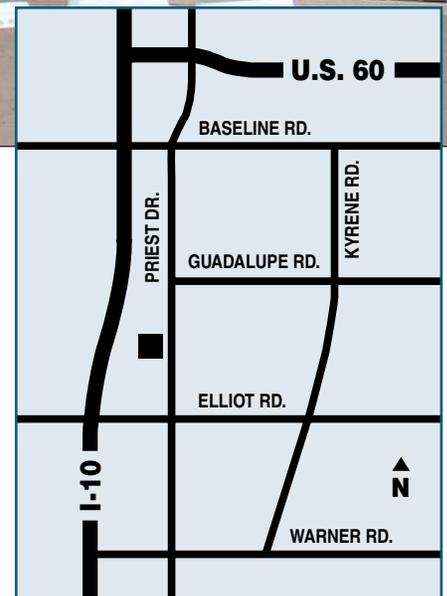


# 17,138 Sq. Ft. Office/Warehouse Building For Sale or Lease



## 1544 West Mineral Road, Tempe

- Distinctively designed building located just off I-10
- 1.9 acre parcel offers 6:1,000 parking or potential for expansion
- High end interior office finishes, plus kitchen and two restrooms
- Zoned I-2, City of Tempe
- Fully air conditioned warehouse area features drop ceiling with fluorescent lighting, overhead door and 13' clear height
- 3200 Amp, 120/208 Volt power
- Recent upgrades include roof re-coating in 2003, and three new AC units in 2006

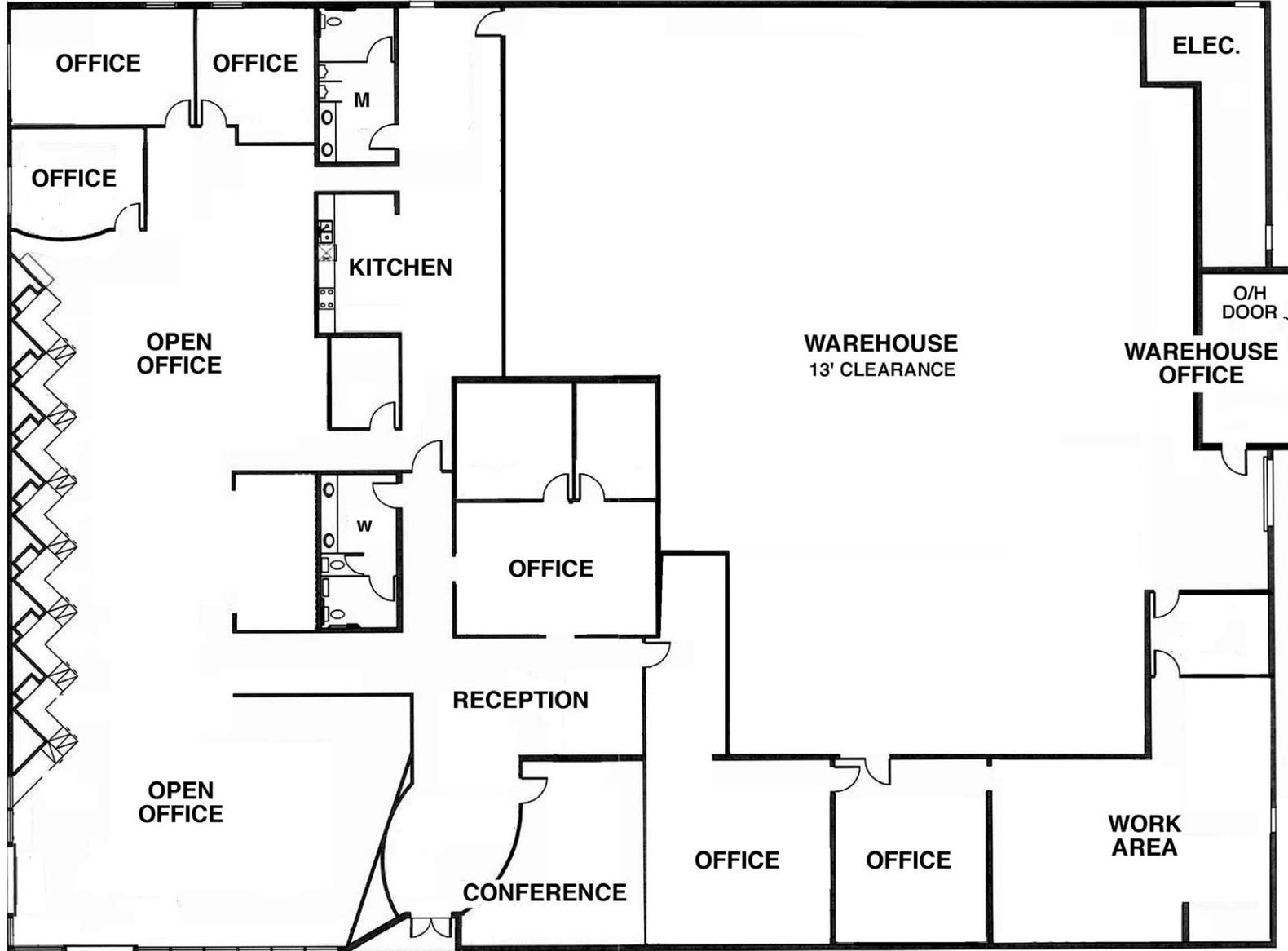


**OFFERED at \$2,300,000 or LEASE for \$10.85/SF (NNN)**

For additional information, contact: **Steve Strand • PRIN Investments Real Estate Group**

**C-602.619.4000 or 0-602.840.1003 • [Steve.Strand@prinreg.com](mailto:Steve.Strand@prinreg.com)**

# 17,138 Sq. Ft. Office/Warehouse Building For Sale or Lease



1544 West  
Mineral Road  
Tempe

**OFFERED**  
at  
**\$2,300,000**  
or **LEASE**  
for  
**\$10.85/SF**  
**(NNN)**



For additional information, contact: **Steve Strand • PRIN Investments Real Estate Group**  
**C-602.619.4000 or O-602.840.1003 • Steve.Strand@prinreg.com**

The information contained herein has been obtained from sources deemed to be reliable. No warranty or representation, expressed or implied, is made to its accuracy, and same is submitted subject to possible errors, omissions, change in price or other conditions.