

# 712

S. Hacienda Drive  
Tempe, AZ

±16,140 SF Building  
Owner/User Sale With Income  
\$2,200,000 SALE PRICE

## Features:

Parcel: 132-40-012

Site Size: ±0.84 Acres, ±36,630 SF

(6) 10' x 12' Grade Level Door

1,200 AMPS, 120/208V, 3 Phase With 7 Meters

(Includes 1 House Meter)

Zoning: G1D, City of Tempe

1985 Construction

Masonry Construction

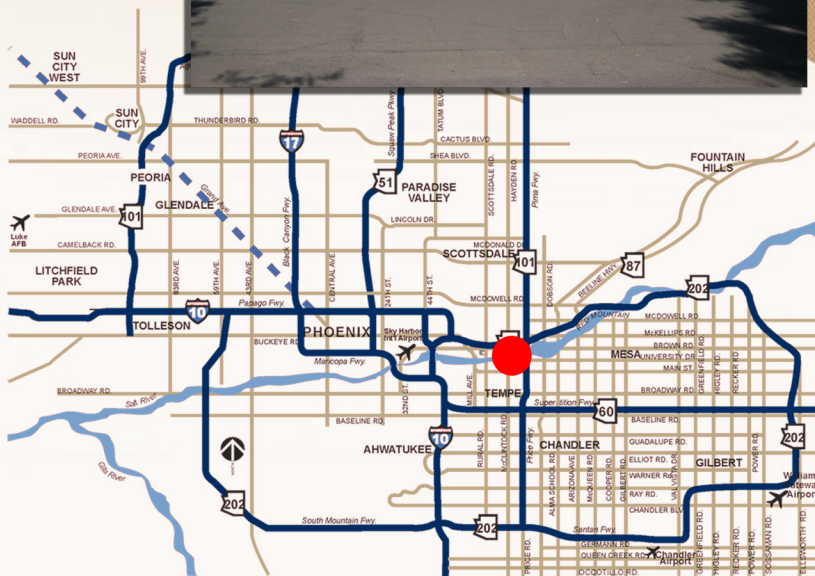
32 Parking Spaces, Including 8 Covered

Great Visibility on University Drive

Close to ASU, Downtown and Mid-Town Phoenix

Direct Access to SR-143 (Sky Harbor International Airport)

Excellent Access to Loop 202 and I-10



Langdon Bridges  
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lbridges@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CERFAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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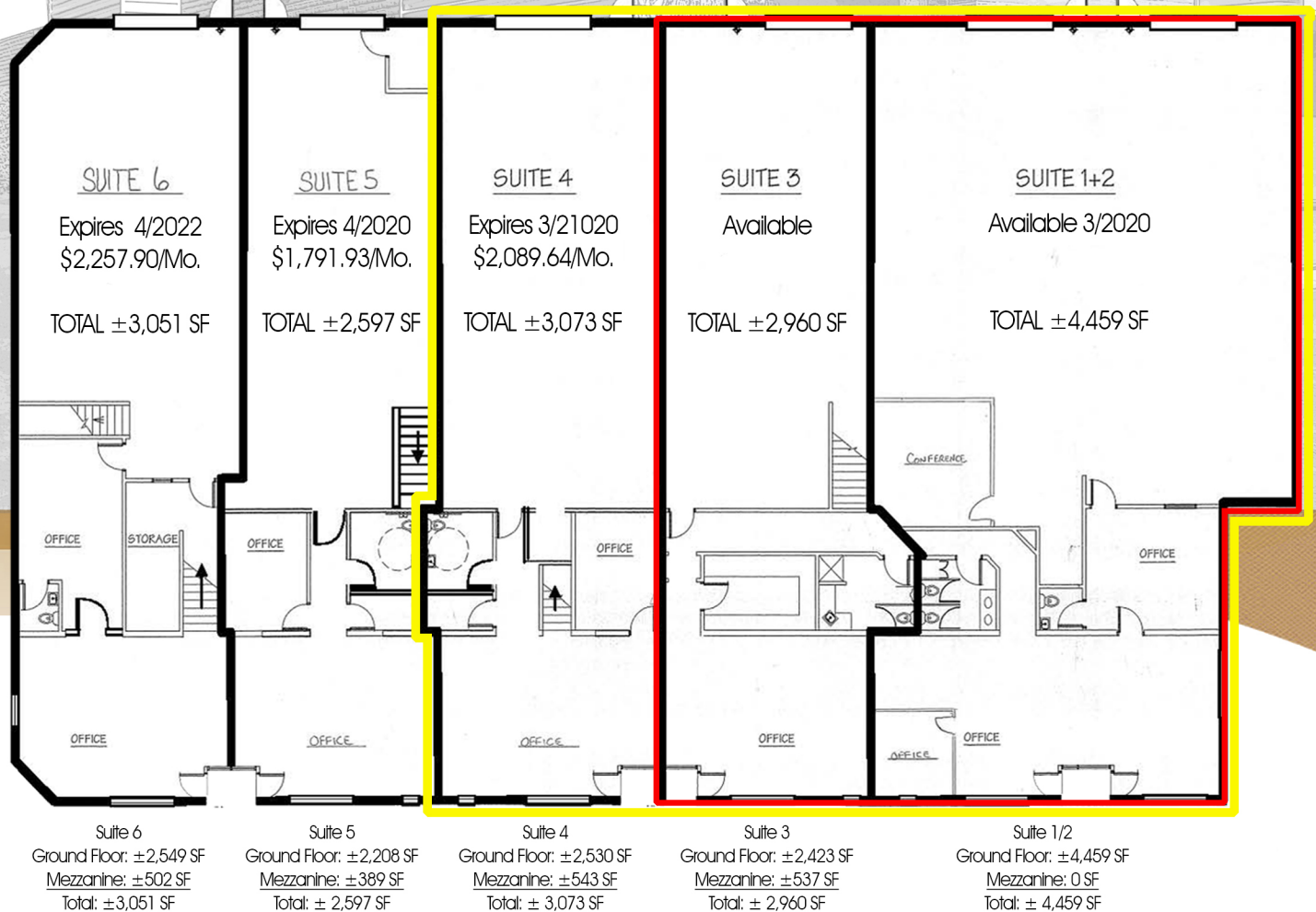


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# Available Suites:

OWNER USER OPTION 1  
±7,419 SF

OWNER USER OPTION 2  
±10,492 SF



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