



# WARNER ROAD BUSINESS PARK

9235 SOUTH MCKEMY STREET  
TEMPE, ARIZONA

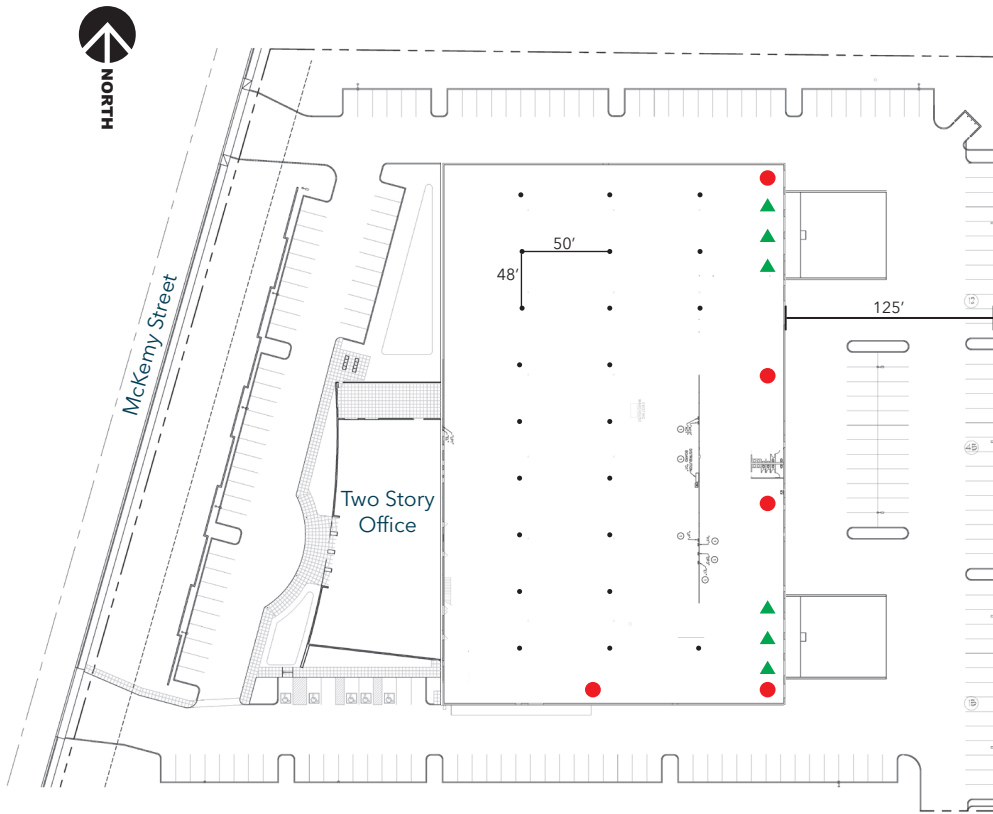
81,200 SF Manufacturing  
Building with Heavy Power  
(6,000 Amps, 480v, 3-Phase Power)

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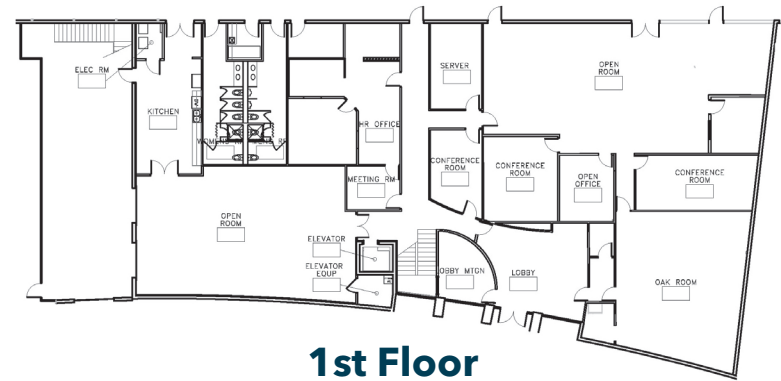


**Main Site Plan**

▲ = Dock Doors    ● = Grade level



**2nd Floor Office**



**1st Floor Office**

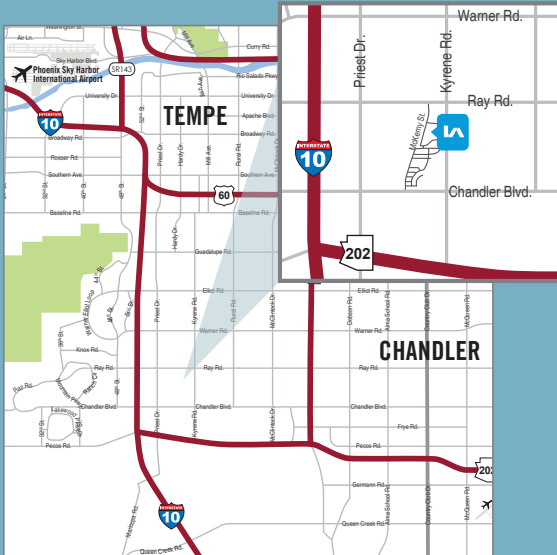
# FEATURES

- 81,200 SF Manufacturing Building
- 4.97 Acre Lot
- 2-Story Office: 17,597 SF (Approximately)
  - First Floor: 8,792 SF (Approximately)
  - Second Floor: 8,805 SF (Approximately)
- 2-Story Elevator Service
- 22' Clear Height
- Column Spacing: 48'x50'
- 6,000 Amps, 480 V, 3 Phase Power
- 6 Dock Doors (Two Additional Punchout Panels)
- 5 Grade Level Doors
- ± 200 Parking Spaces
- 100% Air Conditioned
- Proximity to Major Freeways, Including I-10, US-60 and Loop 202
- Zoned General Industrial (GID), City of Tempe



# METRO PHOENIX IS BOOMING

- Metro Phoenix is now the 11th largest metro in the country
- Population expanded 12.4% between 2010 and 2017
- Metro Phoenix has created 86,800 jobs (45% growth) between 2017 and 2018, the highest percentage of job growth in the country



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