

# TEMPE COMMERCE CENTER



(602) 393-4447 phone  
 www.cashenrealty.com



**214 W. Julie Dr., Tempe, Az. 85283**  
 Newly constructed 11,300 SF Office / Aerospace  
 Manufacturing Building

**BUILDING FEATURES:**

- Single tenant NNN
- Credit Tenant
- 100% leased
- Land area 32,974 S.F.
- A/C: 45 Tons
- Power: 1,000 Amps, 480V



Property

Location:	214 W. Julie Drive, Tempe, Arizona 85283
Lease Space:	11,306 S.F.
Purchase Price:	Negotiable
Lease Term:	Expiration: September 30, 2020
Net Operating Income 10/1/15-9/30/16:	\$112,500.00 with 5.5% base rent annual increases.
Lease Type:	Full Pass Thru

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Main Entrance



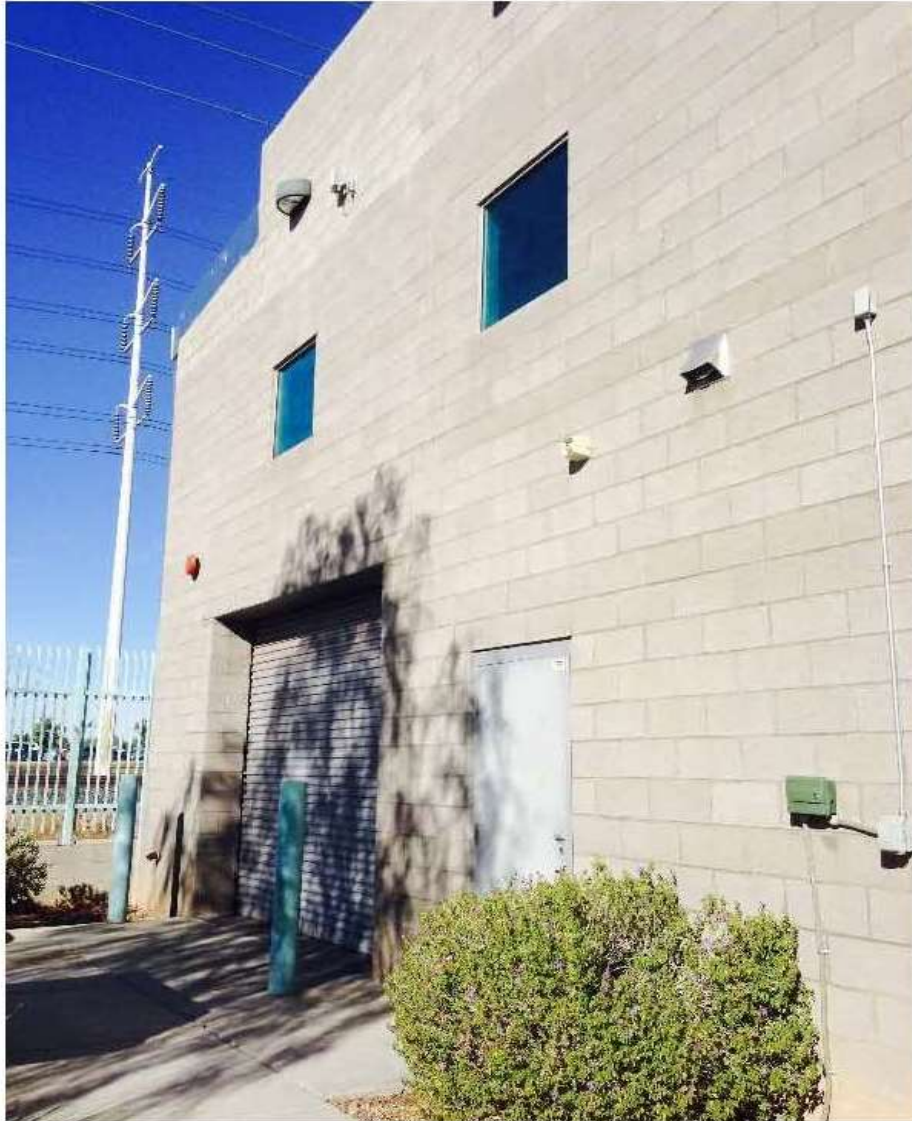
Looking East



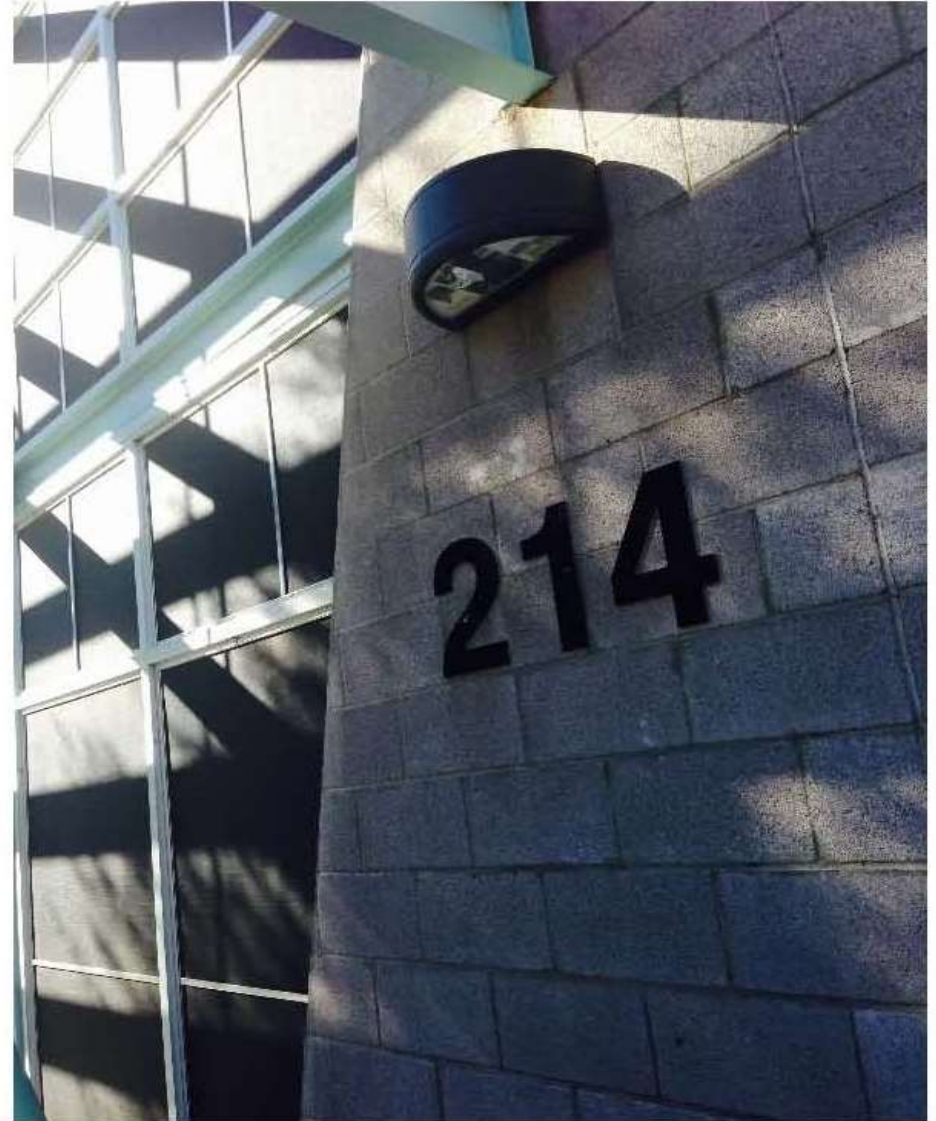
Looking North



Looking South



One of Two Roll-Up Doors



Great Architecture





