

FIFTH STREET INDUSTRIAL PLAZA



1971 E 5TH ST, TEMPE, AZ 85281

INDUSTRIAL AVAILABLE FOR LEASE

THE **LEROY
BREINHOLT**
TEAM

Cory Sposi
D 480.621.4025
M 480.586.1195
csposi@cpiaz.com

Kelli Jelinek
D 480.214.1109
M 480.369.7872
kjelinek@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08.20.26

PROPERTY FEATURES

- 45,446 SF Multi-Tenant Industrial Building
- Strategically located with easy access to the Loop 101 Freeway from E University Dr
- Truckwell & Grade Level Loading
- 16' Clear Heights
- Heavy Power
- I-2 Zoning



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Suite	Size	Office	Layout
109	*±2,200 SF	20%	Reception, 1 Office, Storage Room & Restroom
110	±2,200 SF	20%	Reception, 1 Office, Storage Room & Restroom
111	±2,200 SF	20%	Reception, 1 Office, Storage Room & Restroom
112	±2,200 SF	20%	Reception, 1 Office, Storage Room & Restroom

*Can be combined with neighboring suites (±4,400 SF Max.)



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Locally Owned. Globally Connected. CORFAC

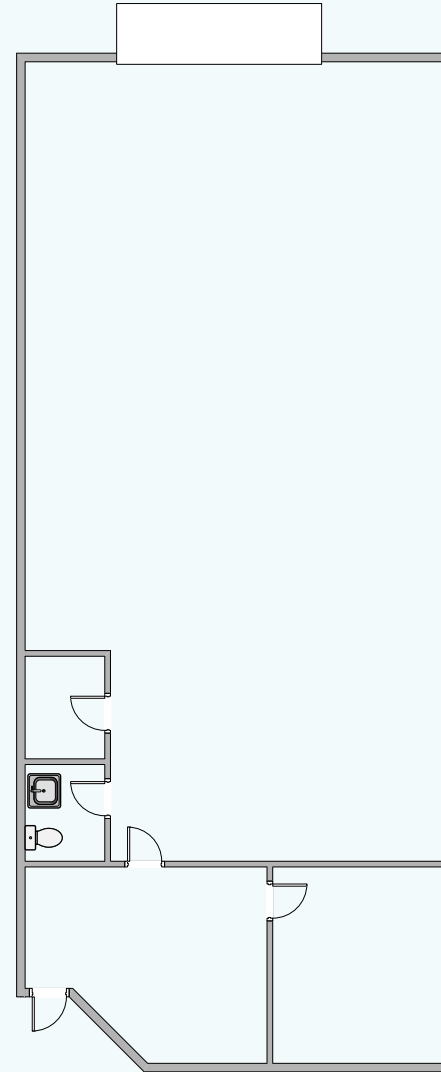
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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FLOOR PLAN & LAYOUT

(Floor plan applies to each suite)

- Reception
- Office
- Restroom
- Utility Closet
- Warehouse
- Grade Level Door



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AREA OVERVIEW

- Centralized location in Tempe, Arizona
- Easy access to the Loop 101 Fwy via E University Dr
- Down the street from Tempe Marketplace
- Close proximity to Arizona State University and Sky Harbor International Airport
- ~ 20 minute drive to Downtown Phoenix



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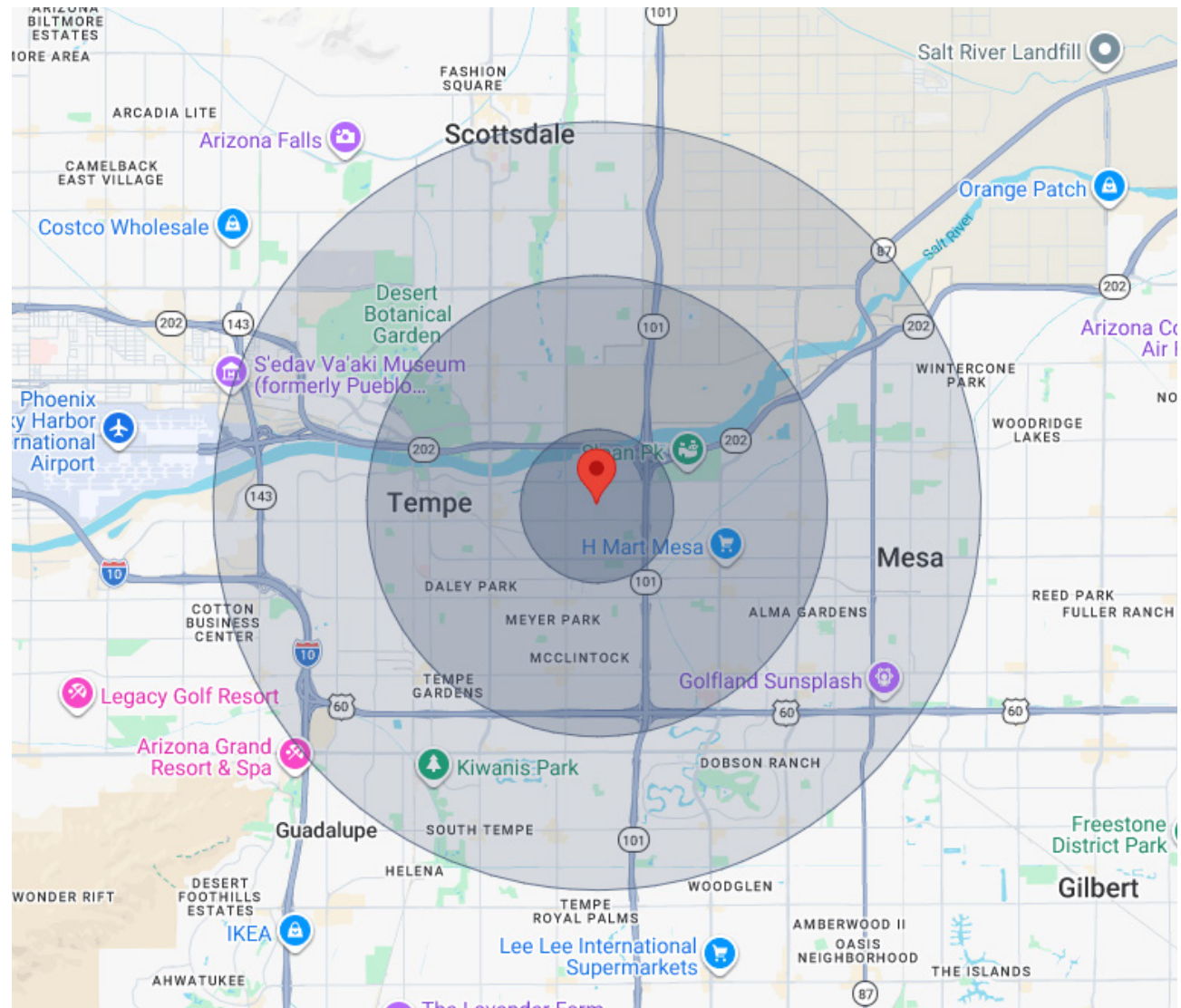
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	16,990	153,139	369,551
Annual Growth 2020 - 2025	3.0%	1.3%	1.3%
2025 Households	7,975	64,764	156,154
Median Age	30.1	31.8	33.8
Bachelor's Degree or Higher	38%	39%	35%
Avg HH Income	\$69,284	\$84,921	\$91,806
Total Consumer Spending	\$189.3M	\$1.8B	\$4.5B
Daytime Employment	8,971	103,912	247,339
Businesses	983	7,945	21,944
Median Home Value	\$348,928	\$417,802	\$436,717
Median Year Built	1995	1982	1980



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