

FOR SALE/LEASE
480 W. VAUGHN ST.
TEMPE, ARIZONA

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FEATURES

- ±24,948 SF Total
- ±1,500 SF Office/Showroom
- EVAP Cooled Warehouse
- Lot Size: ±1.55 Acres (±67,474 SF)
- Loading:
 - One (1) 8' x 10' Dock High Door
 - One (1) Van Height Door
- ±24' Clear Height
- 600 Amps, 277/480v 3-Phase
- 25 Parking Spaces
- Fully Sprinklered
- Zoning: GID, City of Tempe
- Visibility on Kyrene Road
- **For Lease: \$.72/NNN**
- **Asking: \$3,193,344.00 (\$128/SF)**

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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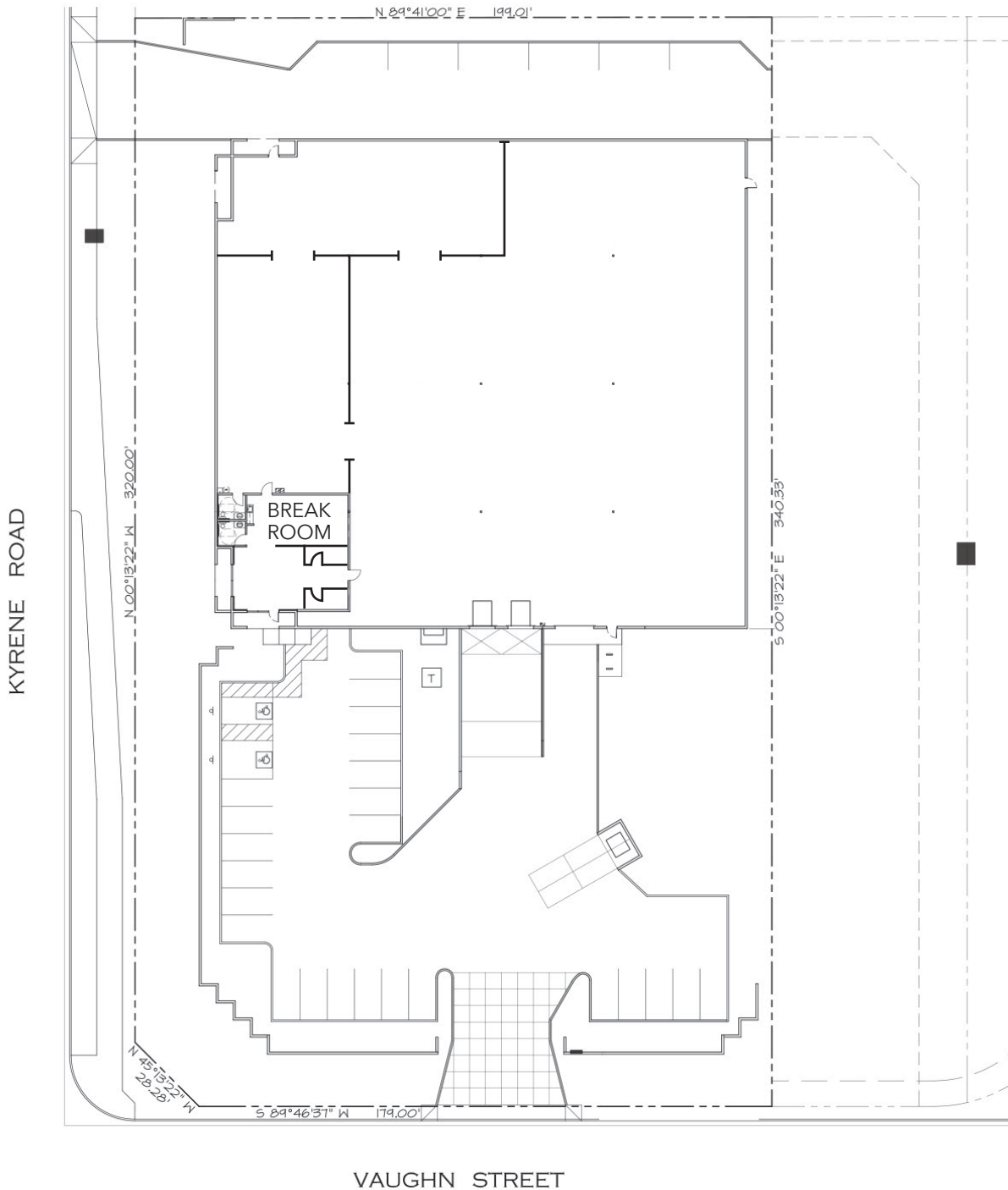


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