TenSixty INTERCHANGE

4415 S WENDLER DR. TEMPE, AZ 85282

AVAILABLE

58,250 SF CLASS A

INFILL INDUSTRIAL PROPERTY

HEAVY POWER

PINE CREEK | Alidade Capital | JLL

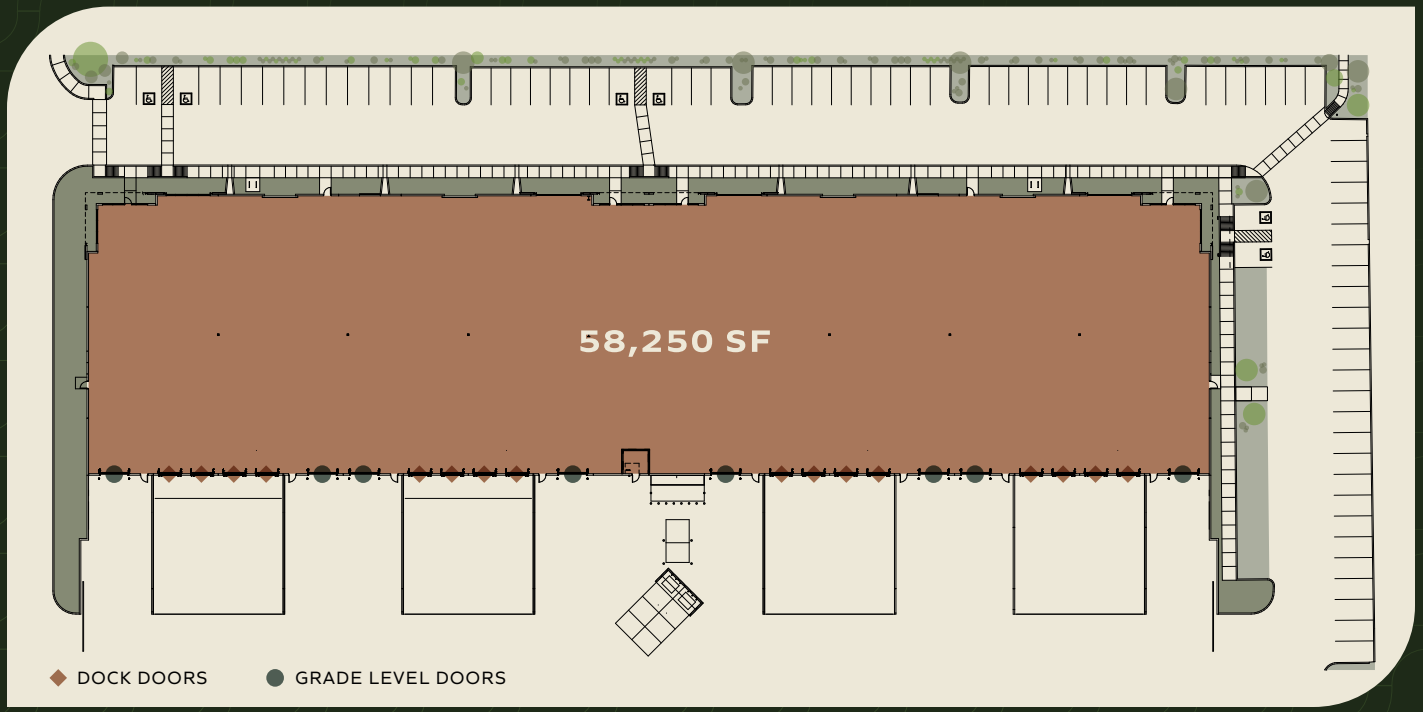
JONES LANG LASALLE AMERICAS, INC. | AZ LICENSE #CO508577000

Bringing New Small Bay Industrial to Tempe

RARE INFILL PROJECT WITH HEAVY POWER

Located at the strategic intersection of I-10 and US-60 with exceptional freeway visibility and 200,000 vehicles per day, this new infill development offers unparalleled access to the entire valley. TenSixty Interchange features heavy power infrastructure ideally suited for manufacturing operations, making it a rare find in today's market. With flexible divisibility options starting at 15,000 SF, this one-of-a-kind offering serves an underserved tenant segment with modern, pristine space.

- 58,250 SF INDUSTRIAL INFILL
- 4.54 ACRE SITE
- DIVISIBILITY OPTIONS FOR SMALLER TENANTS AVAILABLE
- 24' CLEAR HEIGHT
- 16 DOCK DOORS
- 8 GRADE-LEVEL DOORS (14')
- 3000AMPS | 3-PHASE | 277/480V



MAKE READY WORK

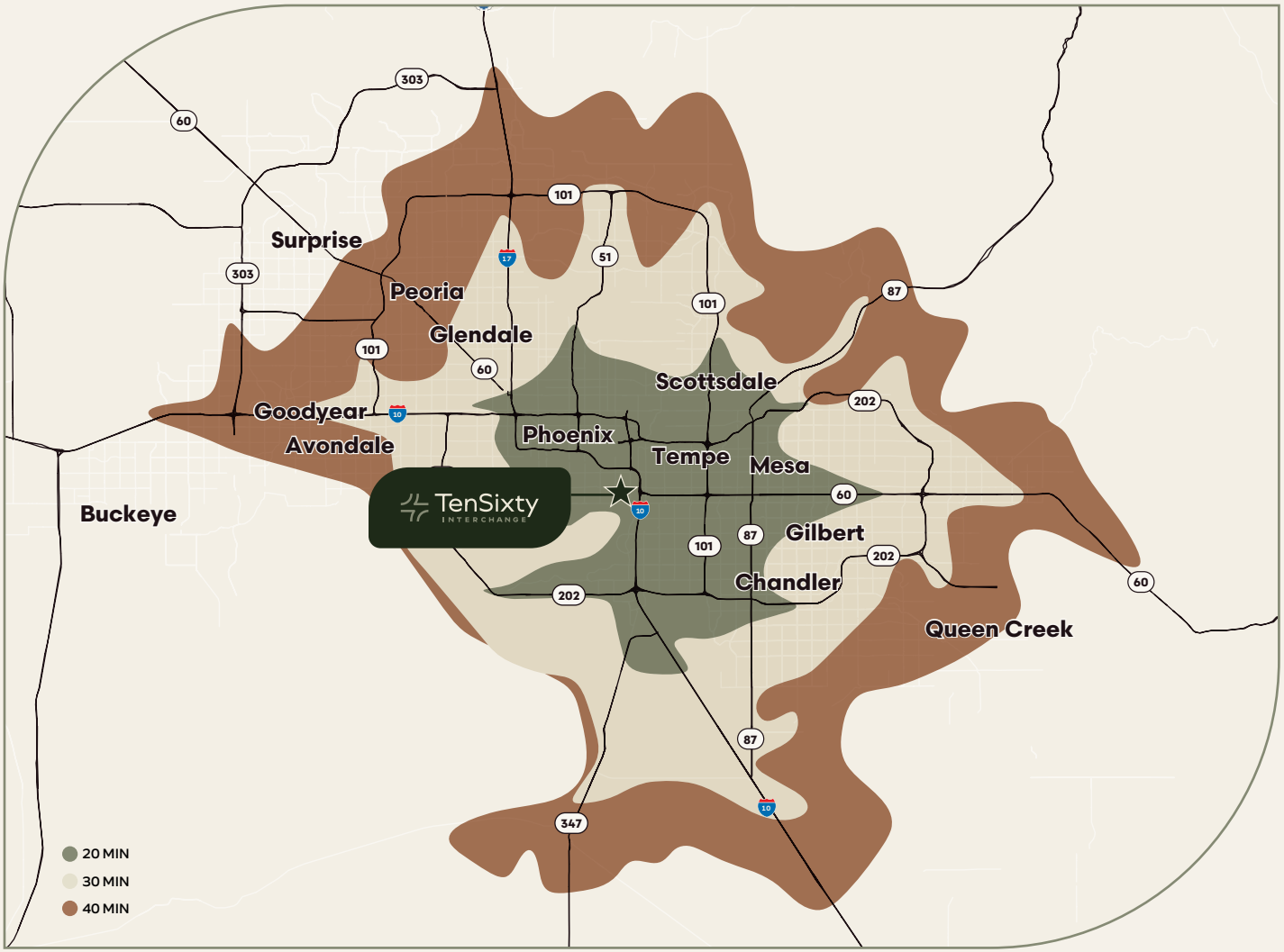
- FULL HVAC
- LED LIGHTING
- 6 DOCK PACKAGES
- TWO 1,800 SF SPEC SUITES ON EACH END CAP

PARKING

- 83 PARKING SPACES WITH POTENTIAL TO ADD 14 ADDITIONAL SPACES WITH APPROVED SPECIAL USE PERMIT

Unmatched I-10 Visibility

- **CENTRAL LOCATION** OFFERS EASY ACCESS TO THE WHOLE PHOENIX METRO
- AT THE INTERSECTION OF **I-10 AND US 60**
- **200,000 VPD** VISIBILITY
- FREEWAY SIGNAGE **OPPORTUNITIES**



	2025 Population	2030 Est. Population	Est. Annual Growth Rate	Median HH Income	Median Home Value	Median Age
20 MIN	1,017,251	1,055,445	0.74%	$81,133	$469,672	34.6
30 MIN	2,614,848	2,702,231	0.66%	$86,432	$475,709	36.4
40 MIN	4,040,310	4,203,391	0.79%	$89,671	$470,965	37.1

STEVE LARSEN, SIOR, CCIM
Vice Chairman
+1 602 751 1145
steve.larsen@jll.com

JASON MOORE, SIOR, CCIM
Managing Director
+1 602 391 8989
jason.moore@jll.com

KATIE WHITE
Associate Broker
+1 480 760 3999
katie.white@jll.com

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