

VACANT INDUSTRIAL

1840 E University Dr. Tempe, AZ 85281

Industrial Warehouse &
Office Space for Sale

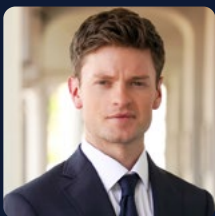
Offering Memorandum

LOOP 101 ±187,147 VPD

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EXCLUSIVELY LISTED BY



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Section 1

Property Overview



| Investment Highlights

- **Brand New Renovations** — This location has had a complete overhaul with all new upgrades.
 - Roof
 - 5 A/C Units
 - New A/C Ducting
 - 5" cell insulation
 - 10,000 SF office space
 - Plumbing
 - Electric with new electric panels
 - Exterior landscaping
 - Doors
 - LED Lighting throughout
 - Paint (interior and exterior)
 - Seal-coated parking and fenced yards
 - 5 new bathrooms with new toilets, urinals, and cabinets, throughout the facility
 - Newly remodeled break room area with dishwasher and cabinets
 - New tile flooring throughout office space
 - New CAT6 wiring in all the office space. Dedicated runs to each outlet.
- **Densely Populated** — This location has a population of $\pm 357,281$ within a 5-mile radius of the property.
- **Highly Visible** — Located off of McClintock Dr. and University Dr., this property gets passed by $\pm 62,201$ VPD on average.



Property Details

\$8,000,000

List Price

\$255

Price Per SF

±31,426 SF

Total RBA

±1.97 AC

Lot Size

Address	1840 E University Dr. Tempe, AZ 85281
RBA	±31,426 SF
	±21,426 SF Warehouse
	±10,000 SF Office
Year Built	1985 / R2024
Fenced	Yes (2 Yards)
Power	600AMP 277/480v 3-Phase
Sprinklers	Yes
Drive-Ins	6
Clear Height - Southern Warehouse	17'
Clear Height - Northern Warehouse	14'
A/C	5 Units (New)
Zoning	I-1 Tempe
Parking Spaces	36



Warehouse Photos



| Interior Photos





 **Phoenix Sky Harbor International Airport**
±5.6 Miles Away
Direct Access to Air Cargo Logistics, Major Regional Highway Networks, and Streamlined Supply Chain

143



202

± 187,197 VPD

S McClintock Dr

± 180,321 VPD



Arizona State University
±1 Mile Away

Subject Property

E University Dr ± 37,497 VPD

101



± 97,267 VPD



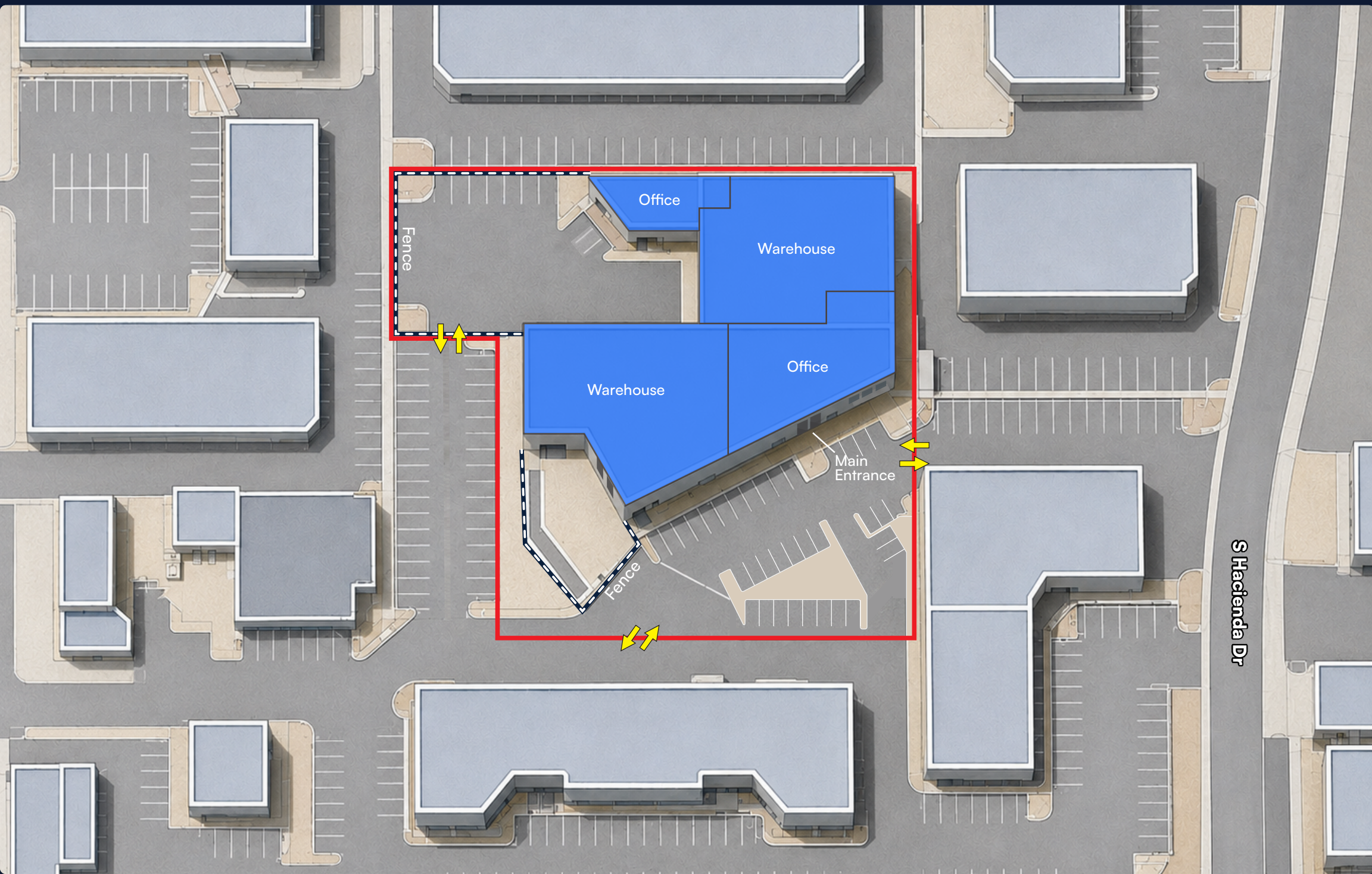
± 56,411 VPD



± 277,118 VPD



| Site Plan



Section 2

Market Overview



Tempe, AZ

Market Overview

Tempe, Arizona is a centrally located industrial and employment hub within the Phoenix metro area, supported by major transportation corridors including Loop 202, Loop 101, and U.S. Route 60. These roadways provide efficient regional connectivity and access to the broader Valley, supporting the movement of goods, employees, and commercial traffic. Tempe's central location, established infrastructure, and proximity to major population centers make the area well-positioned for industrial users seeking access across the Phoenix metropolitan market.

Tempe also benefits from its proximity to Phoenix Sky Harbor International Airport and key employment and commercial centers throughout the East Valley. The city's location between Phoenix, Scottsdale, Mesa, and Chandler provides industrial users with access to a large regional workforce and customer base. Established business districts, transportation infrastructure, and continued economic activity support demand for warehouse, distribution, manufacturing, and flex space throughout the Tempe industrial market.

200k+

Daytime Population

+6.4%

Growth Since 2020

71.9%

Labor-Force Participation

\$990.5M

Transportation & Warehousing Revenue



Phoenix, AZ

Phoenix has emerged as one of the nation's fastest-growing industrial markets, driven by strong population growth, expanding logistics networks, and increasing corporate investment. Its strategic location provides efficient access to major Southwest population centers, while proximity to key trade points of

entry in Southern California and Mexico offers a significant advantage for distribution and supply chain operations. This connectivity, combined with a business-friendly environment and growing manufacturing base, continues to support industrial demand and long-term market growth.

Source: U.S. Census Bureau, Greater Phoenix Economic Council | 2025 Dataset

5.25M+
Total Population

#5 U.S. Market
For Industrial Growth

1.3%
Annual Growth



Phoenix Industrial Performance

\$5.1B+
Sales Volume

11.6%
Vacancy Rate

6.7%
Market Cap Rate

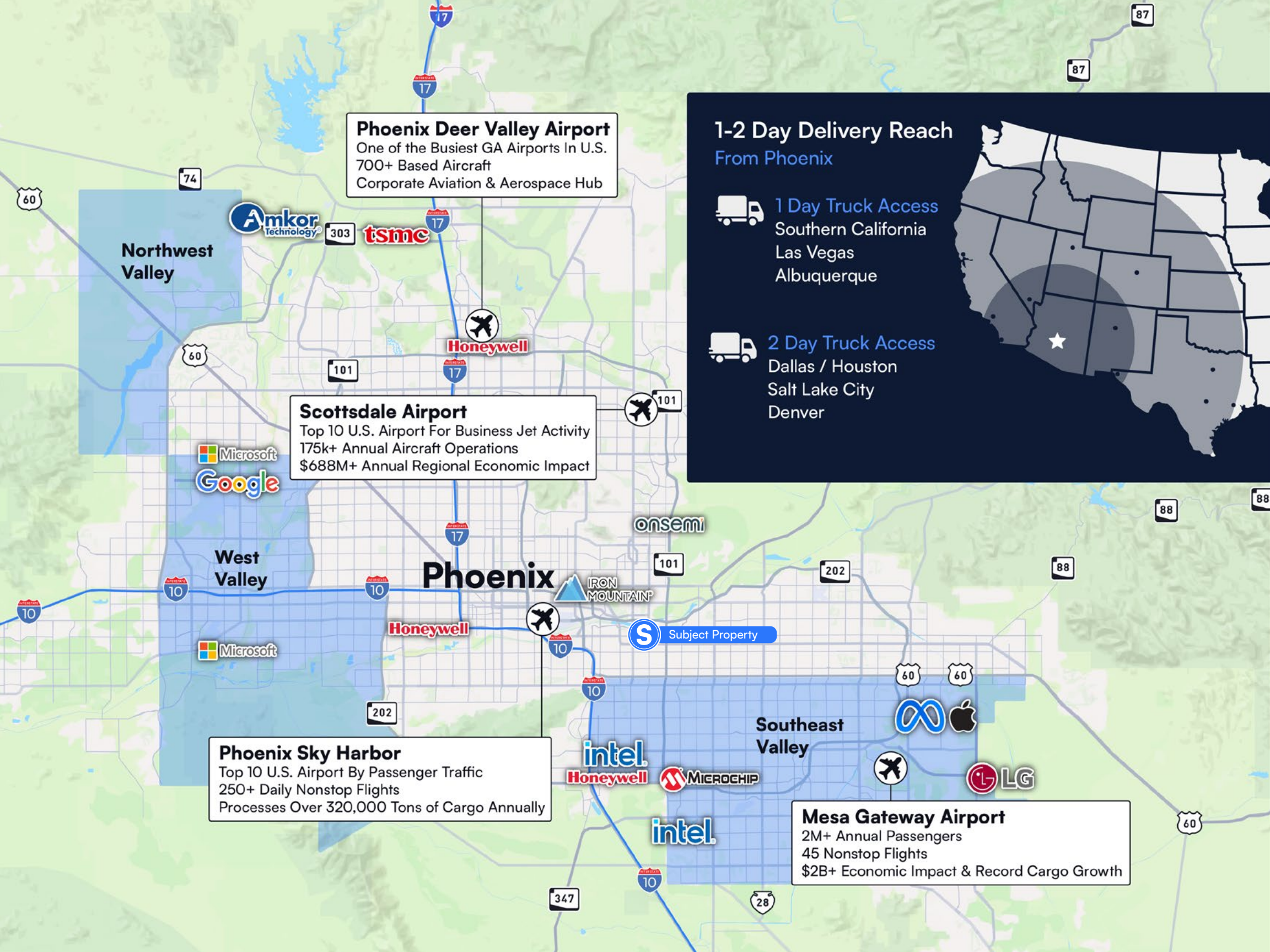
21.8M
Square Feet
Under Construction

\$13.10
Asking Rent
Per Square Foot

Phoenix's industrial market continues to demonstrate strong investment activity and sustained tenant demand, supported by its role as a key Southwest logistics and manufacturing hub. While elevated development levels reflect ongoing confidence in the market, fundamentals remain supported by long-term population growth, supply chain expansion, and continued corporate investment.

Source: CoStar Group | 2025 Dataset





Phoenix Deer Valley Airport
One of the Busiest GA Airports In U.S.
700+ Based Aircraft
Corporate Aviation & Aerospace Hub

Scottsdale Airport
Top 10 U.S. Airport For Business Jet Activity
175k+ Annual Aircraft Operations
\$688M+ Annual Regional Economic Impact

Phoenix Sky Harbor
Top 10 U.S. Airport By Passenger Traffic
250+ Daily Nonstop Flights
Processes Over 320,000 Tons of Cargo Annually

Mesa Gateway Airport
2M+ Annual Passengers
45 Nonstop Flights
\$2B+ Economic Impact & Record Cargo Growth

1-2 Day Delivery Reach From Phoenix

 **1 Day Truck Access**
Southern California
Las Vegas
Albuquerque

 **2 Day Truck Access**
Dallas / Houston
Salt Lake City
Denver



| DISCLAIMER & CONFIDENTIALITY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1840 E University Dr. Tempe, AZ 85281** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

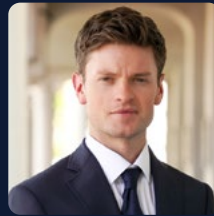
If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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