

# UNIVERSITY LOGISTICS CENTER

±112,300 SF LOGISTICS HUB — NEW OWNERSHIP  
IN THE HEART OF TEMPE, ARIZONA



## RENOVATIONS COMPLETE Q4 2023

1345 SOUTH 52ND STREET | TEMPE, ARIZONA 85281

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LBA Logistics 

 CUSHMAN &  
WAKEFIELD

# ±112,300 SF LOGISTICS HUB — NEW OWNERSHIP

## IN THE HEART OF TEMPE, ARIZONA

PROPERTY OVERVIEW



**504 EXISTING PARKING SPOTS,  
9.17 ACRES FOR PARKING  
OR ADDITIONAL DEVELOPMENT**



**3 MILES EAST OF SKY  
HARBOR INTERNATIONAL  
AIRPORT**



**TEMPE NORTH  
SUBMARKET**



**FORMER  
OPERATIONS FACILITY**



**ACCESS TO LARGE  
LABOR POOLS**



**PROXIMITY TO I-10  
AND US-60 FREEWAYS**

# ±112,300 SF LOGISTICS HUB — NEW OWNERSHIP IN THE HEART OF TEMPE, ARIZONA

LOCATION FEATURES



## PROXIMITY TO NATION'S LARGEST UNIVERSITY

The Property is located 2 miles southwest of Arizona State University's (ASU) main campus. ASU is the largest public university by enrollment in the United States with approximately 103,400 students.



## DOWNTOWN TEMPE IS THRIVING

With Tempe's population exceeding 175,000, the Property is positioned in one of the top cities in North America to live and work as evidenced by exceptional year-round climate, affordable housing, a thriving business environment. The high quantity of young, well-educated professionals entering the workforce will continue to place Tempe at the forefront of global business innovation and productivity.



## TRANSPORTATION LINKAGES

Located near the confluence of the US-60 and I-10 freeways in Tempe, Arizona. I-10 access is gained from Broadway Road to the south and the US-60 can be accessed off of Priest Drive to the southeast. Seven major freeways/expressways are located within ten minutes of the Property including the Interstate 10 (I-10), Sky Harbor expressway (SR-153), Hohokam expressway (SR-143), Superstition freeway (US-60), Red Mountain freeway (Loop-202), Piestewa freeway (SR-51), and the Black Canyon freeway (I-17). The Property is also located 5 minutes of Phoenix Sky Harbor International Airport, one of the top 10 busiest airports in the US by passenger count.

LOCATION FEATURES



**BlueSky**  
Airport Parking

**PHX**  
PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

**Denny's**

DISTANCE VIA  
3.2 MILES / 5 MIN TO  
SKY HARBOR AIRPORT

**SUTTER'S MILL**  
SPECIALTIES

ARIZONA  
**143**

202

**Ryder**

**DriveTime** HYATT PLACE  
**CARVANA**

**COMTECH**  
EF DATA

**QUALITY VANS**  
SPECIALTY VEHICLES

**WESTLAND**  
DISTRIBUTING

UNIVERSITY DRIVE

**SPRAY**  
SYSTEMS

**ARVOR KOTE**  
GARAGE FLOORS

**QT**  
QuikTrip

**MICROCHIP**

**Medtronic**  
Alleviating Pain - Restoring Health - Extending Life

**flex**

**MODERN AUTO**  
Concierge Dealer

**TruStop Inc.**

52ND STREET

**L3HARRIS**  
FAST. FORWARD.

**UNIVERSITY**  
LOGISTICS CENTER

309 Park Spots

**VOYA**  
FINANCIAL

**pearl.**  
INTERACTIVE NETWORK

Future Truck Court

14TH STREET

Future Truck Wells

**CONNECT AIR**  
GENUINE CABLE GROUP  
**vitalant**  
Blood Donation  
**EIS**

<b>LOCATION</b>	1345 South 52nd Street Tempe, Arizona 85281
<b>SITE AREA</b>	±9.172 acres (±399,534 SF)
<b>ZONING</b>	GID, City of Tempe
<b>PARCEL</b>	124-58-047A
<b>FRONTAGE</b>	The property has approximately 395' of frontage along South 52nd Street and approximately 796' of frontage along West 14th Street.
<b>NEW</b>	Offices & Restrooms

<b>WATER</b>	City of Tempe
<b>SEWER</b>	City of Tempe
<b>UTILITIES</b>	Salt River Project (SRP)
<b>TELEPHONE</b>	CenturyLink (currently disconnected) Cox Communications
<b>GAS</b>	Southwest Gas
<b>POWER</b>	2,000 Amps at 277/480V
<b>A/C</b>	100% Air Conditioned - New Units in 2022

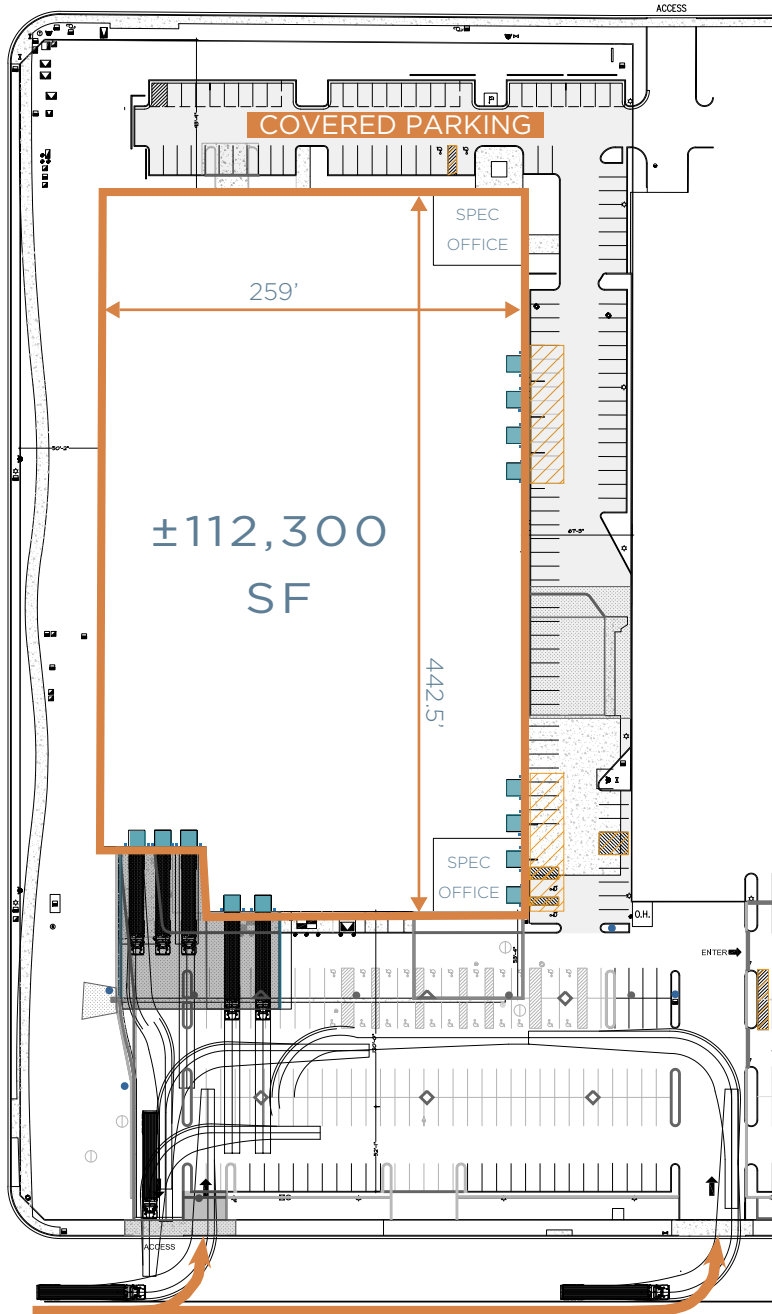
<b>RENOVATIONS</b>	<ul style="list-style-type: none"> <li>5 New Truck Wells</li> <li>New Grade Level Loading Positions</li> <li>New Interior LED Lighting</li> <li>New LED Lighting in Parking Areas</li> <li>New Spec Office</li> </ul>	<ul style="list-style-type: none"> <li>New HVAC (Office/Warehouse)</li> <li>New Windows</li> <li>New Seal Coat</li> <li>31' Clear Height (2nd Floor Removal)</li> </ul>
<b>ACCESS</b>	Ingress/Egress to the site is provided by three (3) curb cuts. Access off 52nd Street serves the main entrance on the NW corner of the Property, with two (2) additional access points to the uncovered parking fields on the east with the access points off West 14th Street and South Edwards Drive.	
<b>PARKING</b>	Parking provides a total of <b>504</b> on-grade, uncovered existing spaces on the parcel, for a ratio of 4.49/1,000. Included in the total parking count are 25 canopy spaces and 10 handicapped accessible spaces.	

# FLOOR PLAN | ±112,300 SF



S. 52ND STREET

W 14TH STREET



BUILDING AREA	±112,300 SQUARE FEET
SITE AREA	9.17 ACRES
BUILDING HEIGHT	31' CLEAR
BUILDING DEPTH	259'
BUILDING WIDTH	442.5'



5 TRUCK  
WELLS



8 GRADE LEVEL  
DOORS



SECURED PARKING &  
TRIALER STORAGE



THREE POINTS OF  
INGRESS/EGRESS

S EDWARD DRIVE

ARIZONA  
143

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52ND STREET

14TH STREET

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