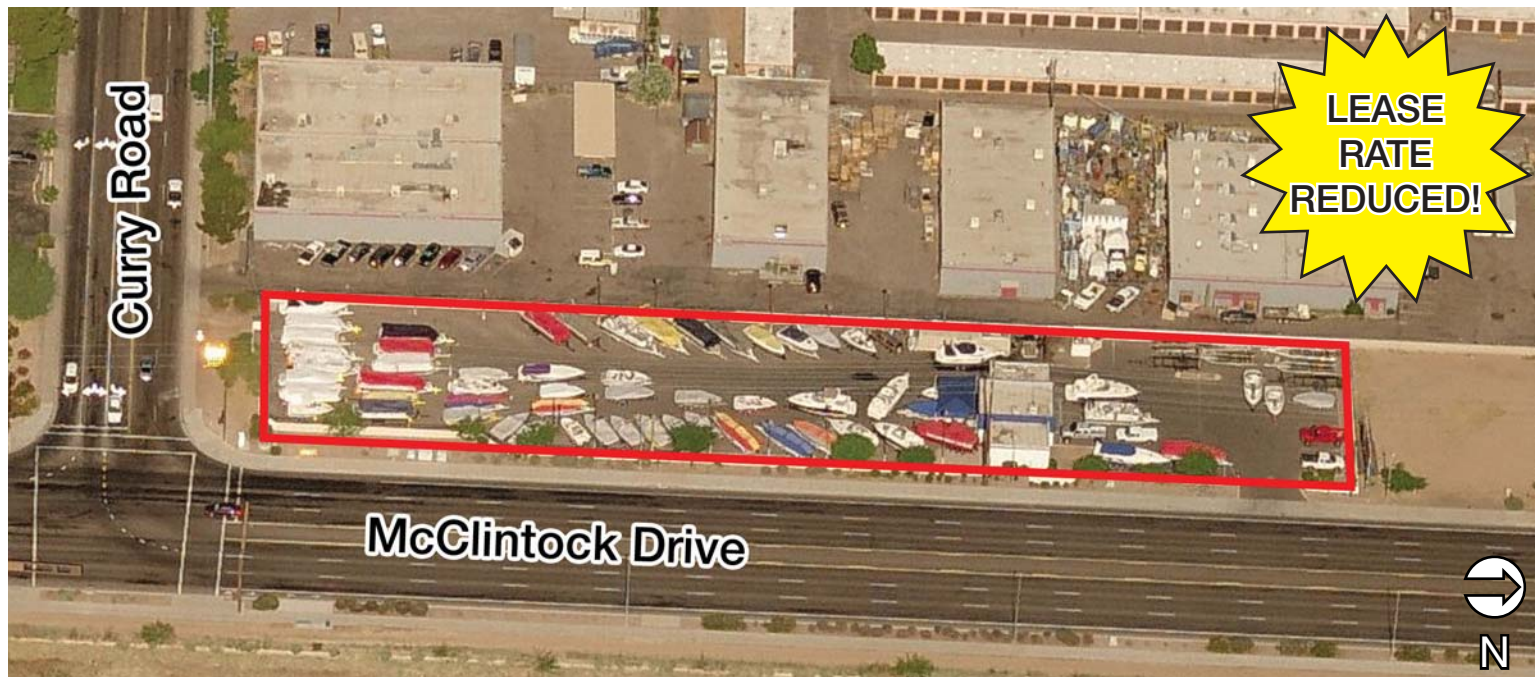


Frontage Freestanding Building on 1.12 Acres for Lease

1120 N McClintock Drive

Tempe, Arizona

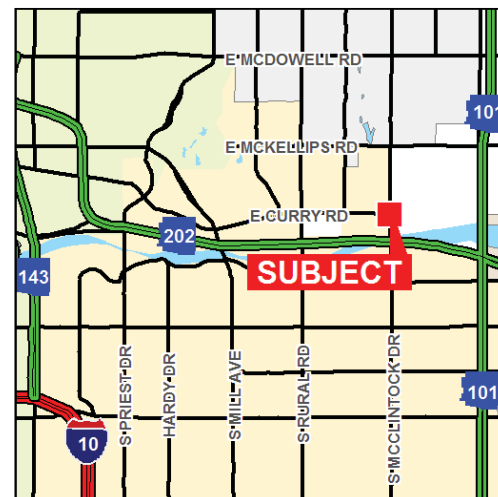
SUBMIT
OFFERS



Ideal for Automotive Sales and Service

Property Features

- Auto Sales & Service Use Permit Transferable
- 1.12 Acre fenced lot
- 1,450 SF office building
- Monument signage on McClintock Drive
- Zoned CSS, Commercial Shopping Services
Being rezoned to General Industrial District (GID)
- Former boat sales lot
- Recently remodeled & resurfaced
- Secure fenced yard
- Lease Rate: \$5,500 / Month - Gross



Traffic Counts (Approximately)

- McClintock Drive (N): 27,923 vpd
- Curry Road (E/W): 14,000 / 17,000 vpd



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01/29/10

Frontage Freestanding Building on 1.12 Acres for Lease

1120 N McClintock Drive

Tempe, Arizona



Location Features

- 1/2 mile away from full diamond interchange for the Loop 202 & 101 Freeways
- Minutes away from Sky Harbor International Airport
- Lighted intersection

NAI Horizon

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