TEMPE

BUSINESS CENTER

1320 W AUTO DRIVE, TEMPE, AZ 85284

±52,951 SF OF ADVANCED MANUFACTURING SPACE FOR SALE OR LEASE



IMMEDIATELY AVAILABLE

PERFECT FOR MANUFACTURING, DISTRIBUTION, OR ASSEMBLY

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KBCADVISORS

SITE DISCUSSION

FEATURE HIGHLIGHTS

±25,000 - ±52,951
DIVISIBLE

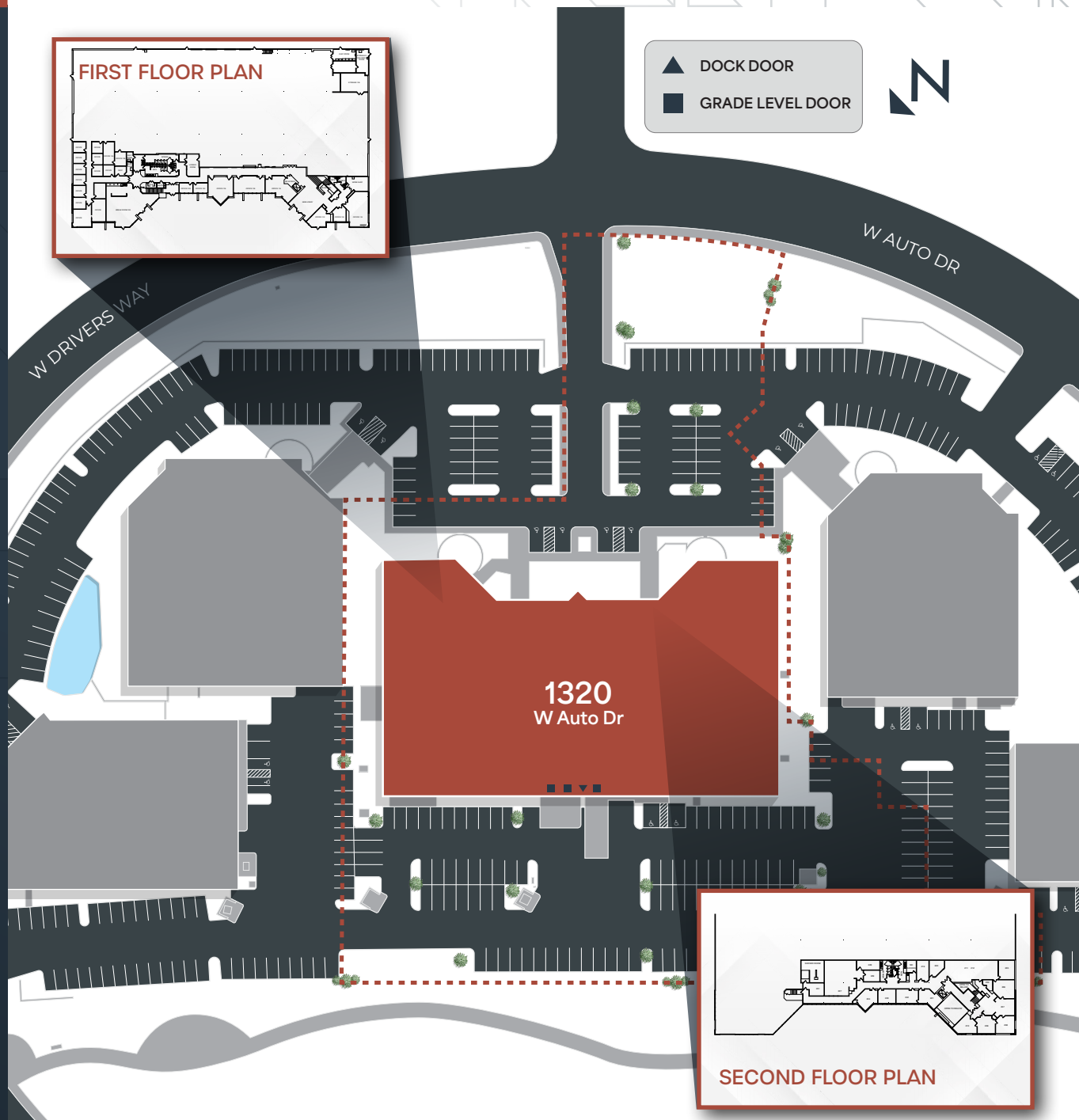
3 Grade Level Doors
1 Dock Door
LOADING ACCESS

3600 Amps,
expandable to 4,000
POWER CAPACITY

3.38/1,000
PARKING RATIO

HVAC
WAREHOUSE

BUILT FOR FUTURE HQ



LOCAL BUSINESS NETWORK

- CENTRAL TO COMMERCIAL AND RESIDENTIAL CUSTOMER BASE
- 984,164 PEOPLE WITHIN 10 MILES
- 10 MINUTES FROM PHOENIX SKY HARBOR INT'L AIRPORT
- LOCATED 7.7 MILES TO ASU CAMPUS
- HIGH END GLASS FINISHES
- 1.5 MILES TO I-10 VIA EXIT 157



ACCESS & AMENITIES

WAREHOUSE WORKERS

$19.12 Average Hourly Earnings

	2025 Resident Workers	2020-2025 % Change in Resident Workers	2025 Net Commuters
20 MIN	11,718	3%	10,934
30 Min	46,369	9%	26,764

MANUFACTURERS & FABRICATORS

$21.81 Average Hourly Earnings

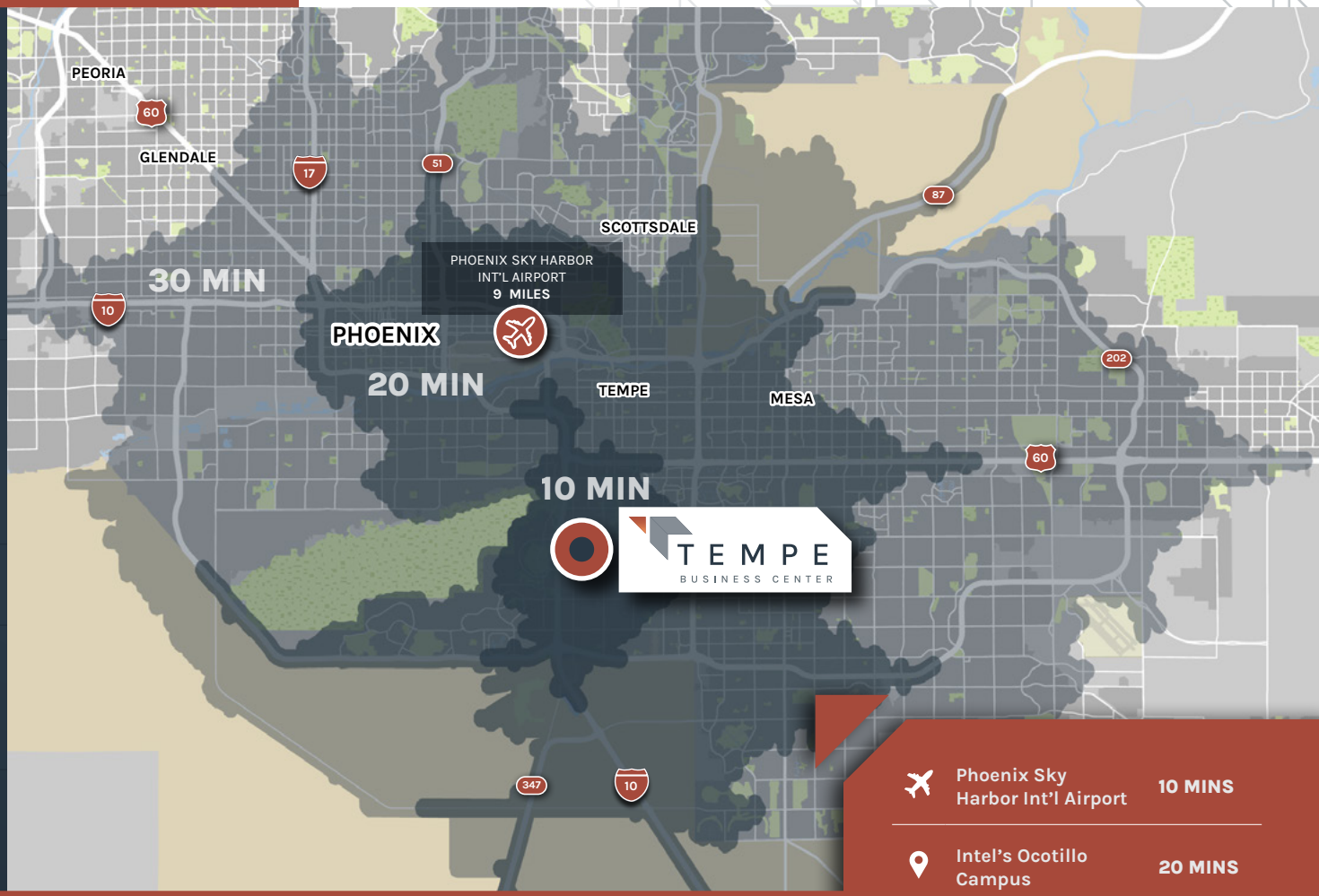
	2025 Resident Workers	2020-2025 % Change in Resident Workers	2025 Net Commuters
20 MIN	2,872	10%	4,628
30 Min	10,038	11%	5,075

CORE ENGINEERS

$51.30 Average Hourly Earnings

	2025 Resident Workers	2020-2025 % Change in Resident Workers	2025 Net Commuters
20 MIN	2,491	12%	4,376
30 Min	7,884	12%	4,277

Wage Data as of 10/01/2026



Phoenix Sky Harbor Int'l Airport	10 MINS
Intel's Ocotillo Campus	20 MINS

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KBCADVISORS

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