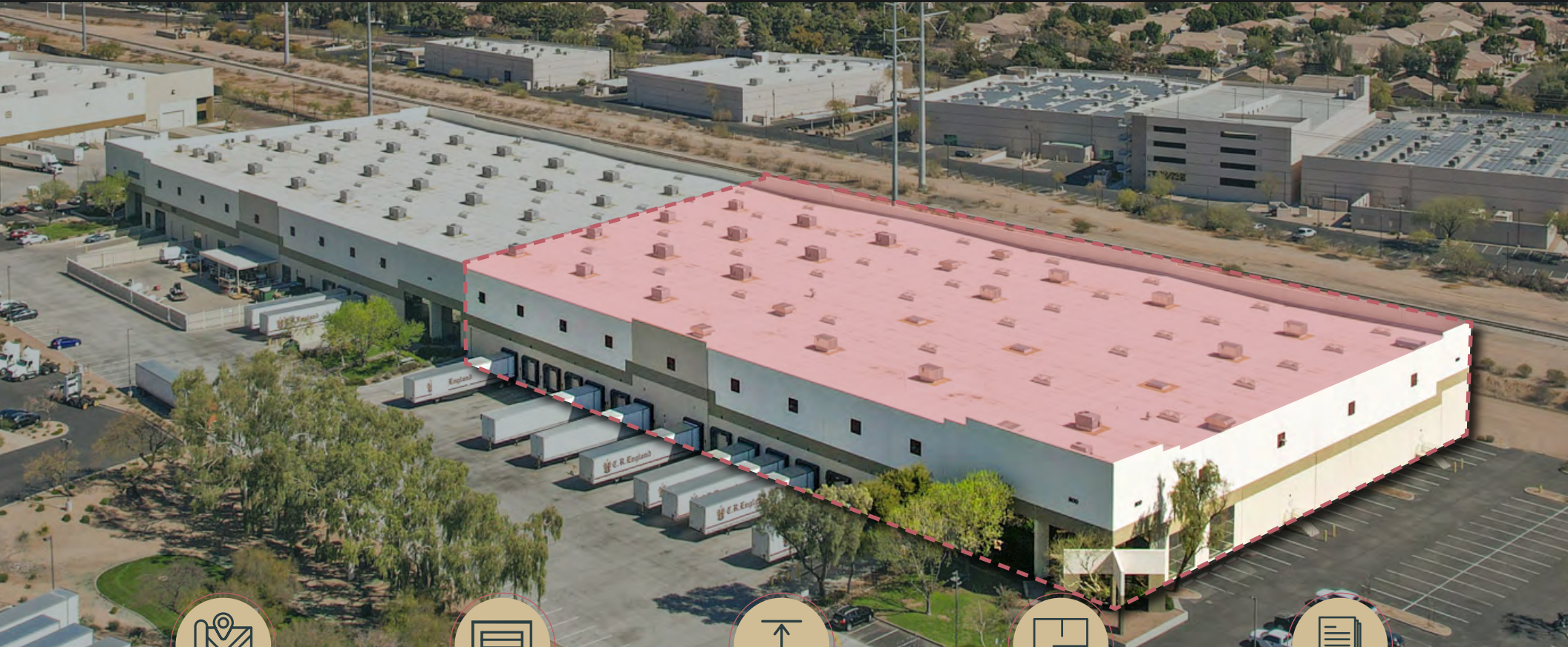


800 West Carver Road, Tempe, AZ 85284

# 119,669 SF Industrial Space Available For Sublease



Easy Access  
to I-10



Dock & Grade-Level  
Loading



30'  
Clear Height



3,200 SF  
Office Space



Flexible Term

Christopher Lydon, SIOR  
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chris.lydon@kbcadvisors.com

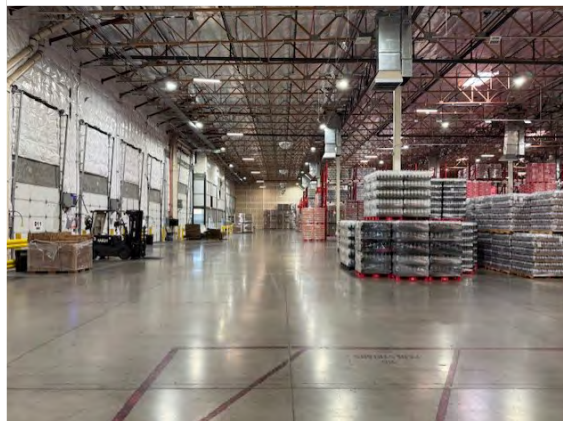
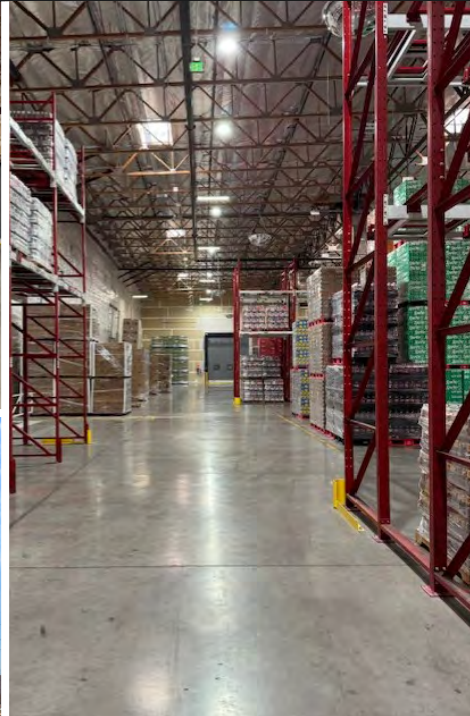
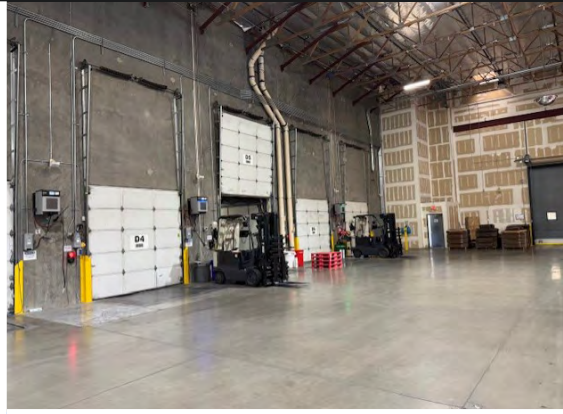
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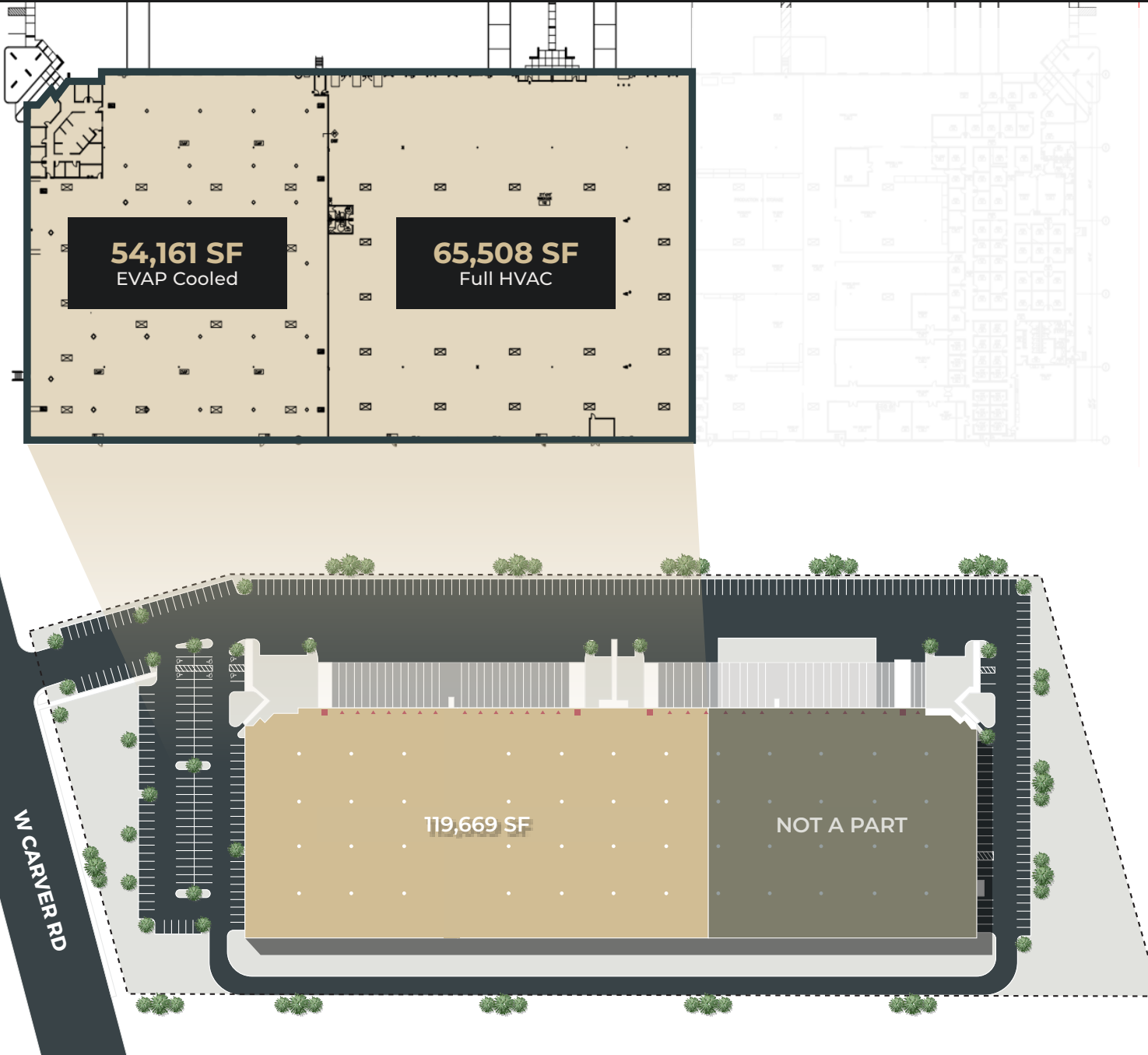
**KBCADVISORS**

800 West Carver Road, Tempe, AZ 85284

# Photos



# Site Plan & Specifications



**119,669**  
Square Feet

**HVAC + EVAP**  
Cooling in Place

**30'**  
Clear Height

**17**  
Dock-High  
Loading Positions

**3**  
Grade Level Doors

**Q4 2025**  
Availability

**FLEXIBLE**  
Term

**112**  
Car Parks

# Local Business Network



Central to commercial and residential customer base



696,000 people within 10 miles



10 minutes from Phoenix Sky Harbor Int'l Airport



Heavily amenitized area



279,000 households within 10 miles  
E KNOX RD

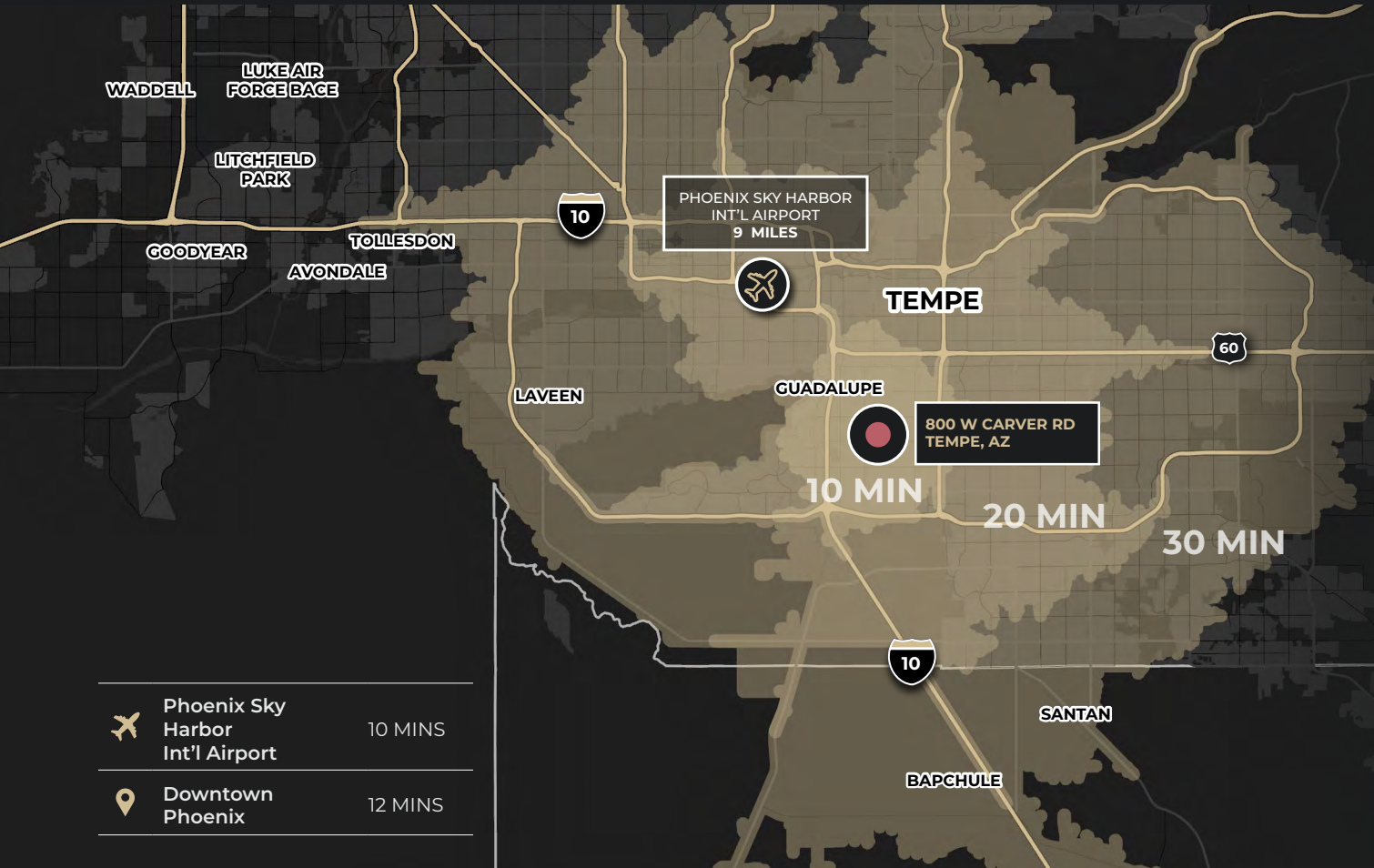


10 minutes from 4 highways





# Access & Amenities



	Phoenix Sky Harbor Int'l Airport	10 MINS
	Downtown Phoenix	12 MINS

**WAREHOUSE WORKERS**  
**\$18.14** Average Hourly Earnings

	2023 Resident Workers	2018-2023 % Change in Resident Workers	2023 Net Commuters
20 MIN	14,933	2%	11,423
30 Min	25,069	4%	10,882

**FORKLIFT DRIVERS**  
**\$19.87** Average Hourly Earnings

	2023 Resident Workers	2018-2023 % Change in Resident Workers	2023 Net Commuters
20 MIN	1,593	33%	1,086
30 Min	4,794	38%	525

**ASSEMBLERS & FABRICATORS**  
**\$19.92** Average Hourly Earnings

	2023 Resident Workers	2018-2023 % Change in Resident Workers	2023 Net Commuters
20 MIN	4,194	16%	4,598
30 Min	9,738	13%	4,175

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