

CLASS A INDUSTRIAL

FOR LEASE

2140 S DOUGLAS DR
CHANDLER, AZ 85286

CONTACT INFORMATION

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**OWNERSHIP WILL
CONSIDER LEASE
TO OWN**



PROPERTY DETAILS

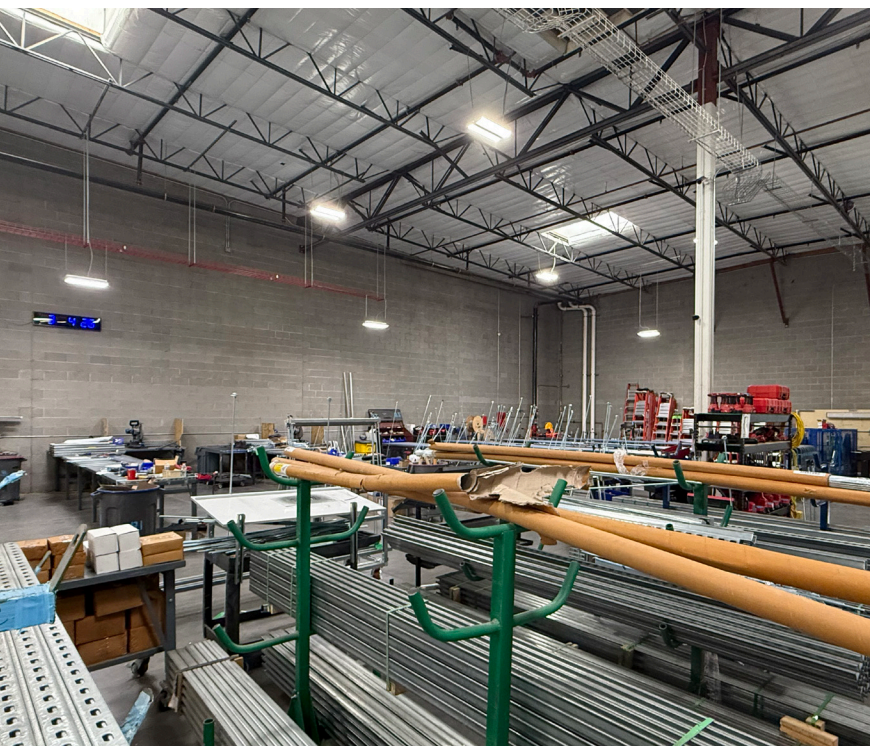
LISTING ADDRESS	2140 S DOUGLAS DR CHANDLER, AZ 85286
LEASE RATE	\$1.35/SF NNN Estimated NNNs: \$.22/SF
BUILDING SIZE	±17,807 SF
LOT SIZE	±48,440 SF
PARCEL	303-31-375
ZONING	I-1 / PAD
YEAR BUILT	2016



2140 S DOUGLAS DR | CHANDLER, AZ 85286

PROPERTY HIGHLIGHTS

- Available 5/1/2026
- ±1,886 SF of office
- Fenced/secured yard
- Truckwell
- Two (2) grade level doors (14x12)
- ±20-22 ft clear height
- 800A 277/480V 3P
- EVAP cooled warehouse



S MCQUEEN RD

BIG TIRES CHASE

Harkins THEATRES Broken Yolk Cafe BRAKE MASTERS Jollibee

PET SMART IN-N-OUT BURGER THE HOME DEPOT

Staples MATTRESS FIRM Panera

verizon rubio's Walmart SKECHERS

TJ-maxx five BEL'W

BANK OF AMERICA Famous Footwear TARGET

FedEx Office Print & Ship Services TEXAS ROADSTOP

E GERMANN RD

AES AIRCRAFT ENGINE SPECIALISTS

AeroGuard FLIGHT TRAINING CENTER

SIERRA CHARLE AVIATION

CHANDLER MUNICIPAL AIRPORT CHD

CHANDLER AVIATION

CURTIS VALVES EST. 1944

the Hangar Cafe

CHANDLER AIR SERVICE



JCPenney

CUBESMART self storage

AZURE HEALTHCARE GAMEDAY MEN'S HEALTH

FIRST CITIZENS BANK BODYBAR PILATES

S LINDSAY RD

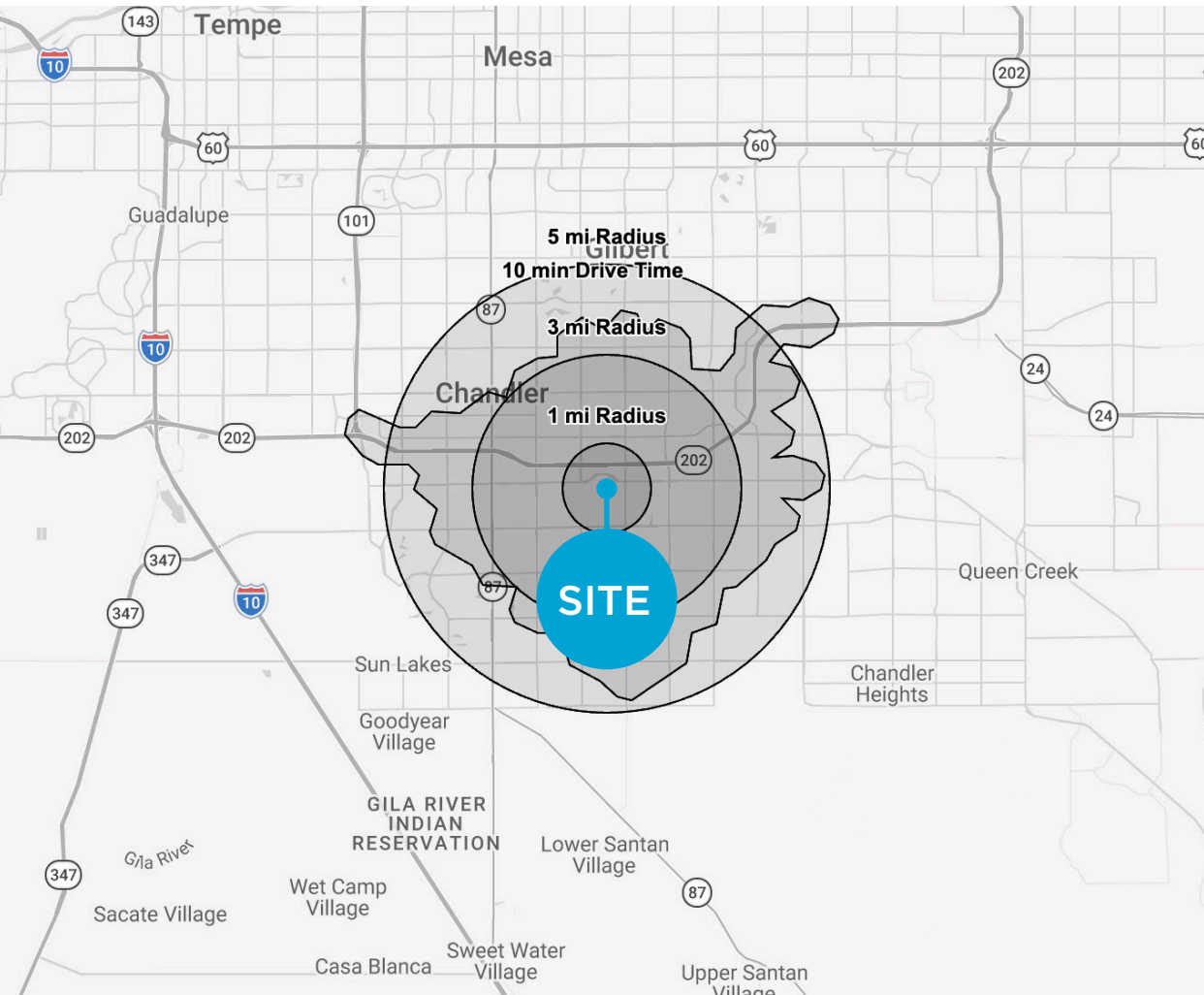
S COOPER RD

S GILBERT RD

E QUEEN CREEK RD



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	4,701	96,339	299,525
2029	5,051	104,315	324,498

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	1,560	31,264	103,600
2029	1,677	33,886	112,412

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$138,173	\$142,915	\$131,142

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$431,217	\$473,938	\$452,162

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	8,607	25,660	89,481

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	561	3,362	11,642

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LEVROSE

COMMERCIAL REAL ESTATE



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