

For Sale | \$5,700,000

2471 N Arizona Ave. Chandler, AZ 85225



Watch the Video



CLASS A FLEX BUILDING



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The Opportunity

The following 20,000 sf flex property is in excellent condition, and located in a growing corridor on N Arizona Ave in Chandler.

The space has amenities for all types of uses, and has been newly renovated to provide an attractive work environment for a variety of industrial, office, retail or specialty users.

Amenities include power, security, fiber optic cable, HVAC, break room, an outdoor patio, and ample parking.

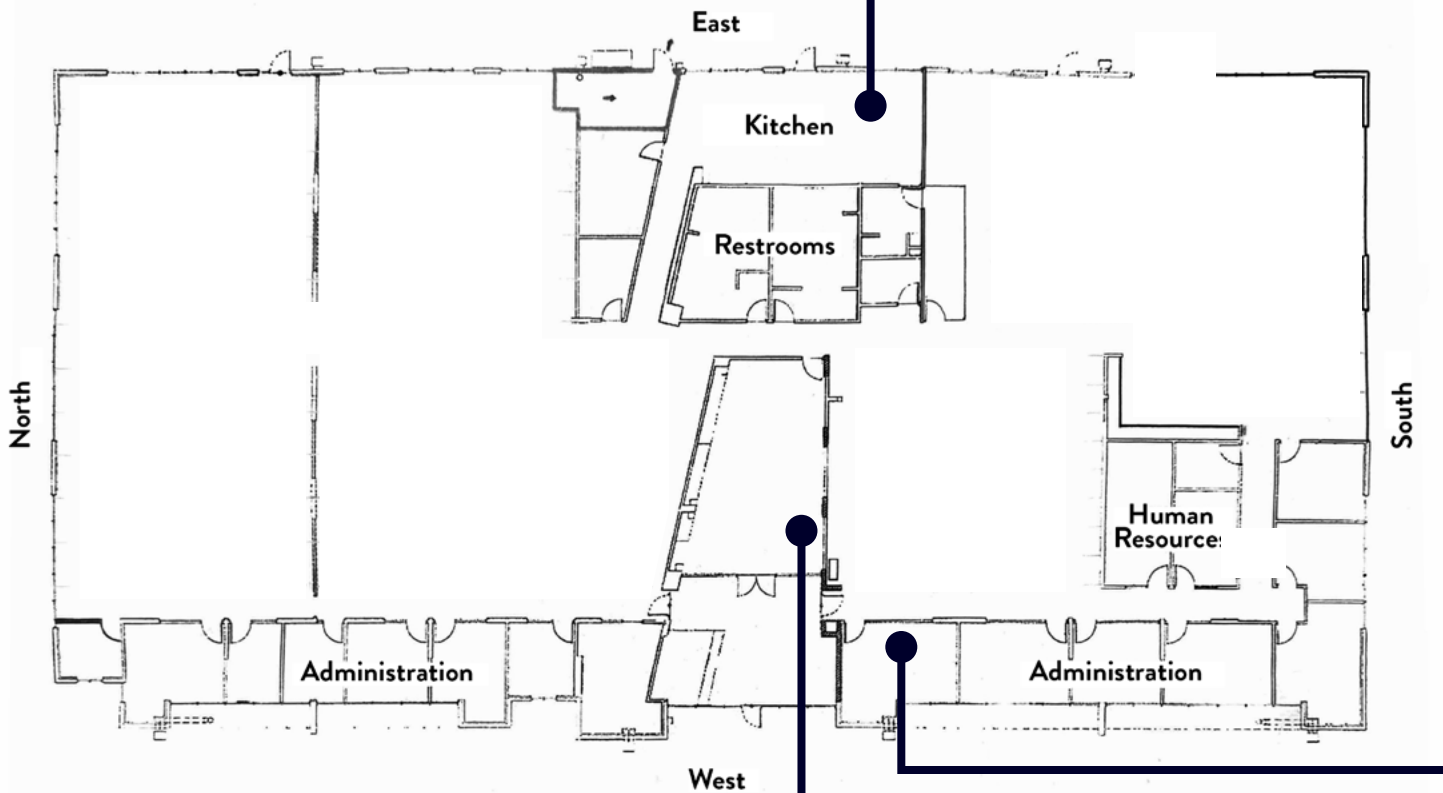




- + **Size:** 19,731 SF
- + **Acres:** 1.85
- + **Floors:** 1
- + **Price:** \$5,700,000 (\$288.89 / SF)
- + **Built:** 2007
- + **Parking:** 5 / 1,000
- + **Roof Condition:** New
- + **Clear Height:** 16'8"
- + **Power:** 277V/480V
- + **Lighting:** 480V
- + **Safety / Usability Features:**
 - + Sprinkler System
 - + Security System
 - + Fiber Optic Cable



↑ ↓ Clear Height 16'8"



3 bathrooms,
1 includes a shower



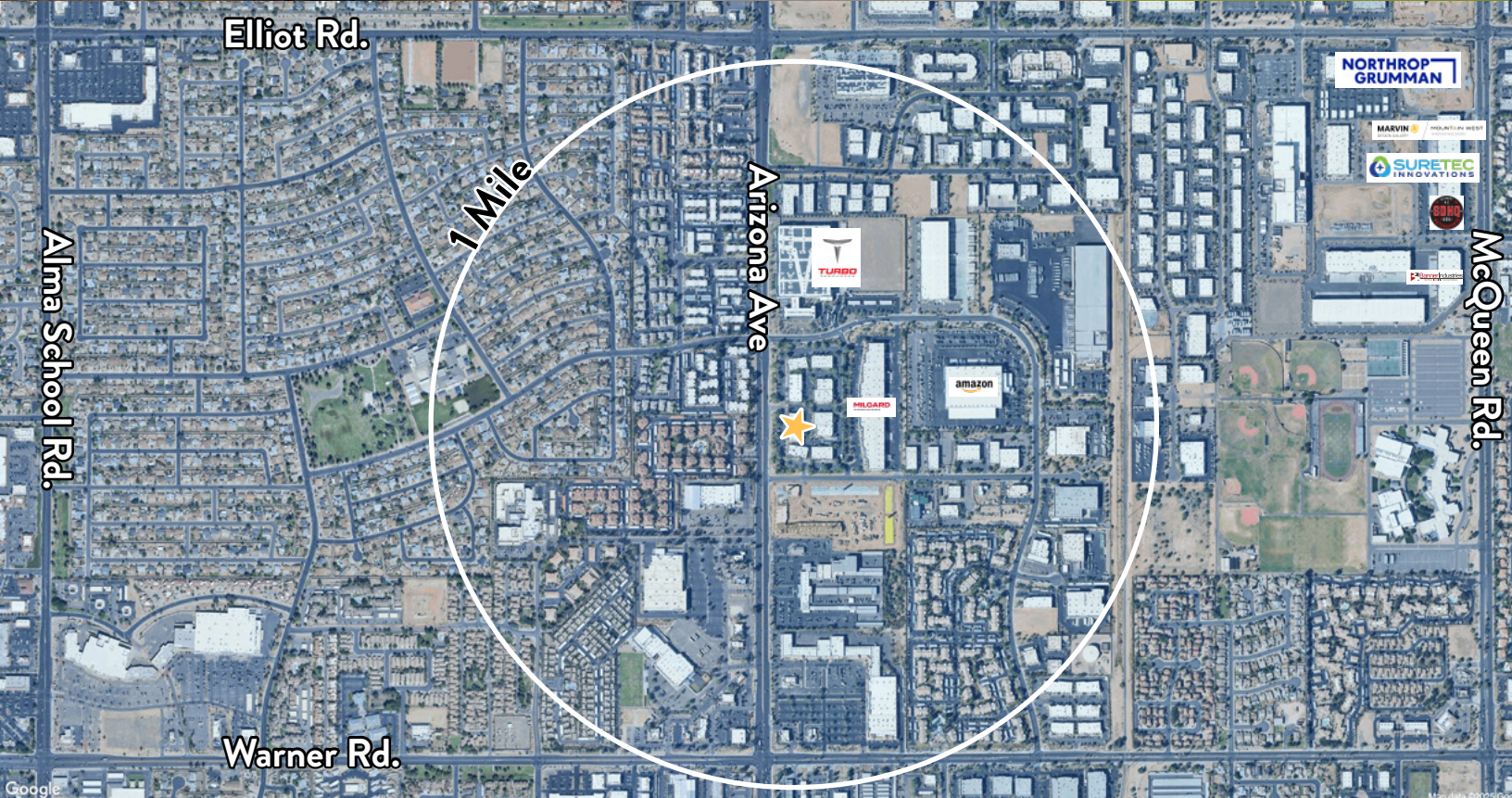
Office space makes up ~20%
of square footage; 20 private
offices/conference rooms



Furniture is negotiable



Outdoor grill area



	Population	2010-2024 Pop. Growth	Total Employees	Average HH Income	Median HH Income
5 Miles	383,663	0.9%	159,701	\$120,986	\$94,072
3 Miles	137,238	0.6%	60,884	\$117,635	\$92,817
1 Miles	14,380	0.7%	10,900	\$98,828	\$80,193



For more information



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