



**MAJOR PRICE REDUCTION**  
**\$17,000,000 (\$161.90/SF)**  
Motivated owner

# For sale or lease

±105,000 SF rail capable building + yard  
235 S. 56th Street, Chandler, AZ

Lease options 25,000+ SF

235 S. 56th Street / Chandler, AZ

## Site overview



### New owner improvements and TI allowance available

- + New exterior / interior paint
- + New asphalt
- + Warehouse lighting
- + Office renovations
- + New LED exterior lighting

## Property features

**±105,000 SF**  
Divisible to ±25,000 SF

**36'**  
Clear height

**3,600 Amps**  
Power

**3,400 SF**  
Office space

**3**  
Rail doors

**Cross dock**  
Building

**±6.61 acres**  
site size

**2**  
Grade level doors

**Dock**  
Levelers

**Fenced yard**  
1 acre (potentially expandable)

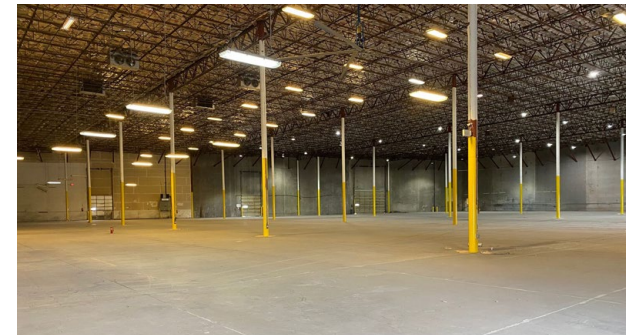
**31**  
Dock high doors

**Rail capable**  
Union Pacific



235 S. 56th Street / Chandler, AZ

## Site photos



**I-10**

0.8 miles / ±3 minutes

**AZ-202**

1.6 miles / ±4 minutes

**PHX Sky Harbor Airport**

11.3 miles / ±13 minutes





**235 S. 56th Street / Chandler, AZ**

## Location highlights

	30 minutes	60 minutes
2024 total population	2,385,367	5,045,969
Labor force population	1,300,846	2,620,387
Median household income	\$85,298	\$87,264
Educational attainment post high school	68%	66.8%



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