

# FOR SALE/LEASE

## ±36,005 SF INDUSTRIAL/ MANUFACTURING/WAREHOUSE AREAS

4140 W. MERCURY WAY | CHANDLER | AZ

### FOR MORE INFORMATION, CONTACT:

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# PROPERTY HIGHLIGHTS



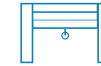
**I-1 Zoning**  
City of Chandler



**1.40/1,000 SF**  
Parking Ratio



**24'**  
Clear Height



**6 Grade Level**  
Doors and a Double  
Truckwell

## PROPERTY OVERVIEW :

- ±36,005 SF Industrial/ Manufacturing/ Warehouse
- ±4,369 SF Office Space
- ±25,110 SF Yard
- Six (6) Grade Level Doors and a Double Truckwell
- 2,000 Amps & 277/480 Volts
- Built in 1992
- Fully Sprinklered
- Located directly on the runway at Stellar Airpark
- Building faces Chandler Blvd. for great advertising visibility
- Huge Gated Lot



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# PHOTOS

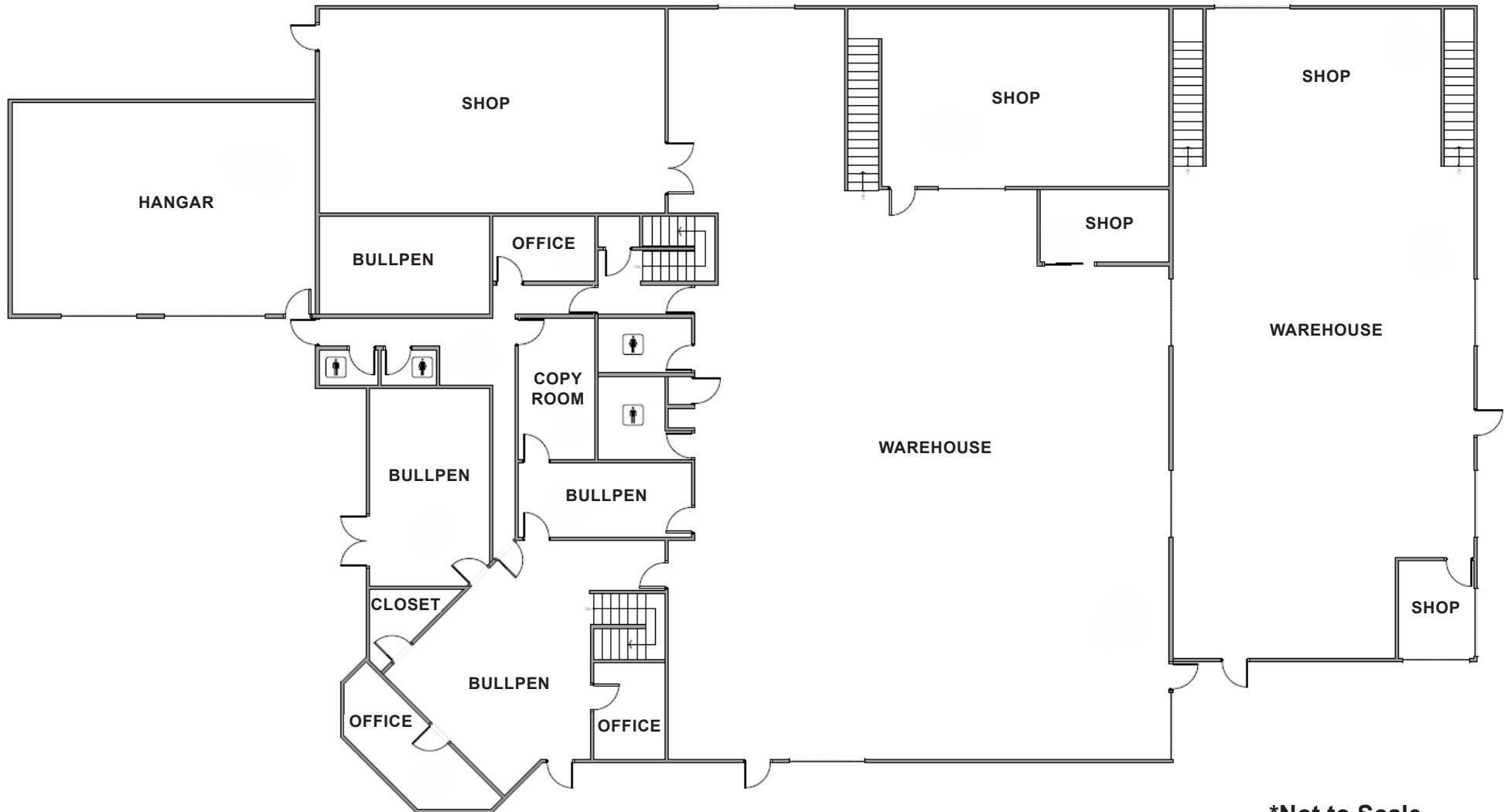


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# FIRST FLOOR PLAN



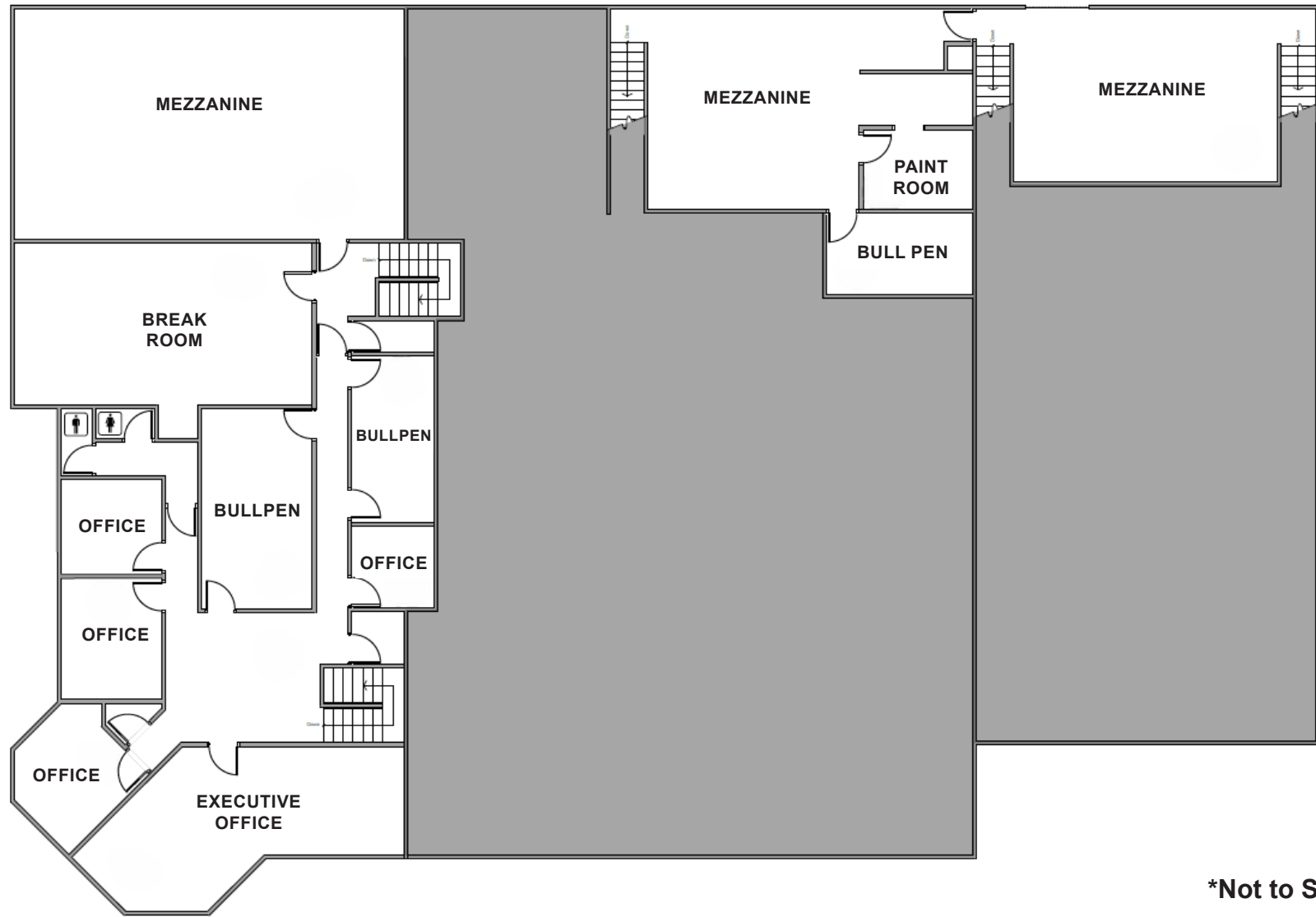
\*Not to Scale

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# SECOND FLOOR PLAN

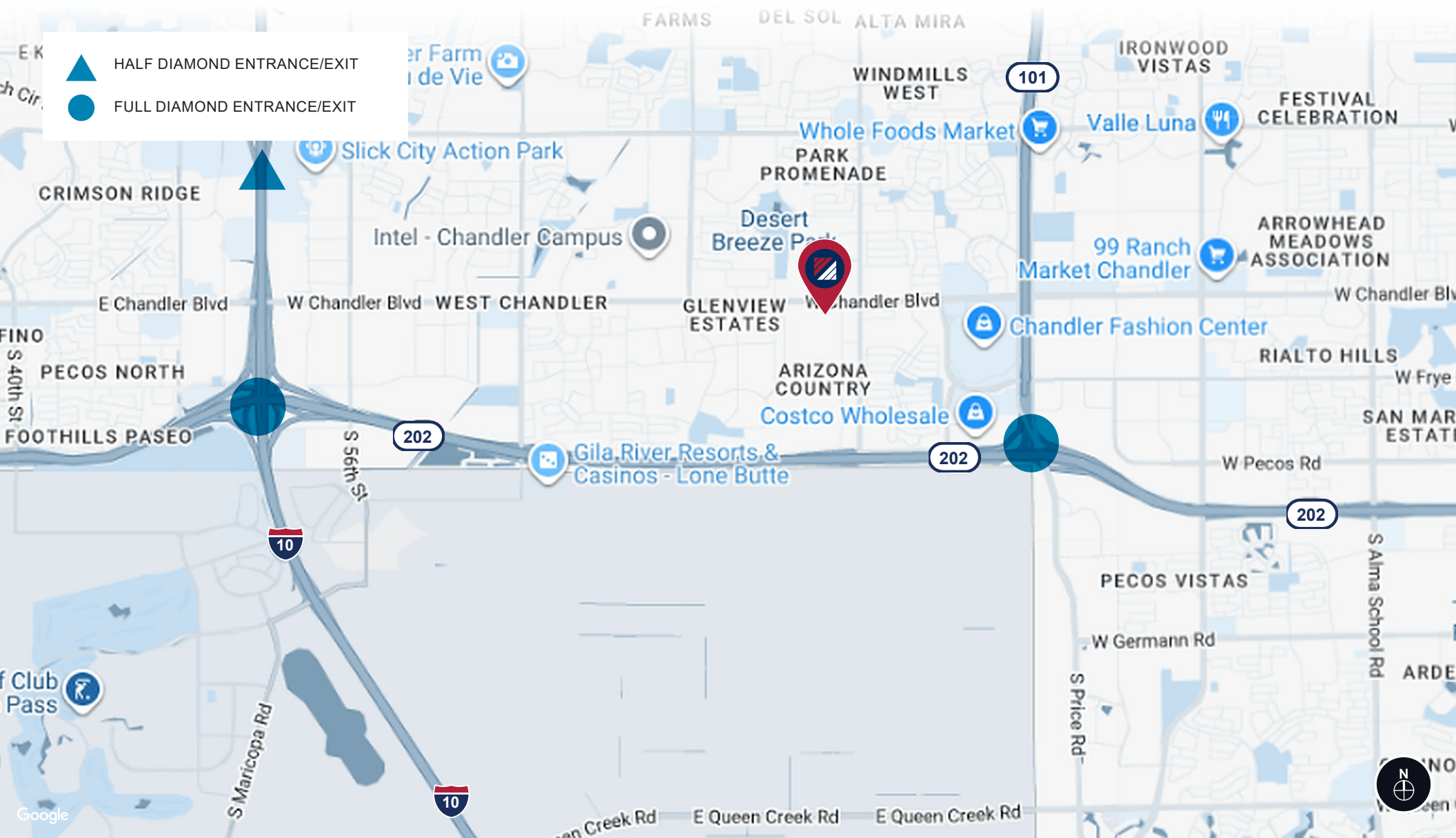


\*Not to Scale

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▲ HALF DIAMOND ENTRANCE/EXIT

● FULL DIAMOND ENTRANCE/EXIT



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# AMENITIES MAP

