

315

E COMSTOCK DR

CHANDLER, AZ 85225

READY FOR OCCUPANCY

AVAILABLE FOR SALE/LEASE



±15,353 SF

Freestanding Office/Warehouse
Building on ±0.90 Acres

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PROPERTY FEATURES

±15,353 SF

freestanding office/warehouse
building on ±0.90 acres



±1,843 SF office



intrusion/alarm system -
pre-wired for 9 cameras



100% air-conditioned



1,000 amps 277/480v
electrical service (SES)



2 grade level loading doors



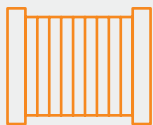
LED lighting in warehouse



22 parking stalls



Fire sprinklered



Fenced, secure yard



Bonus ±2,256 SF
mezzanine storage area



Zoned I-1, City of Chandler



21' - 23' clear height

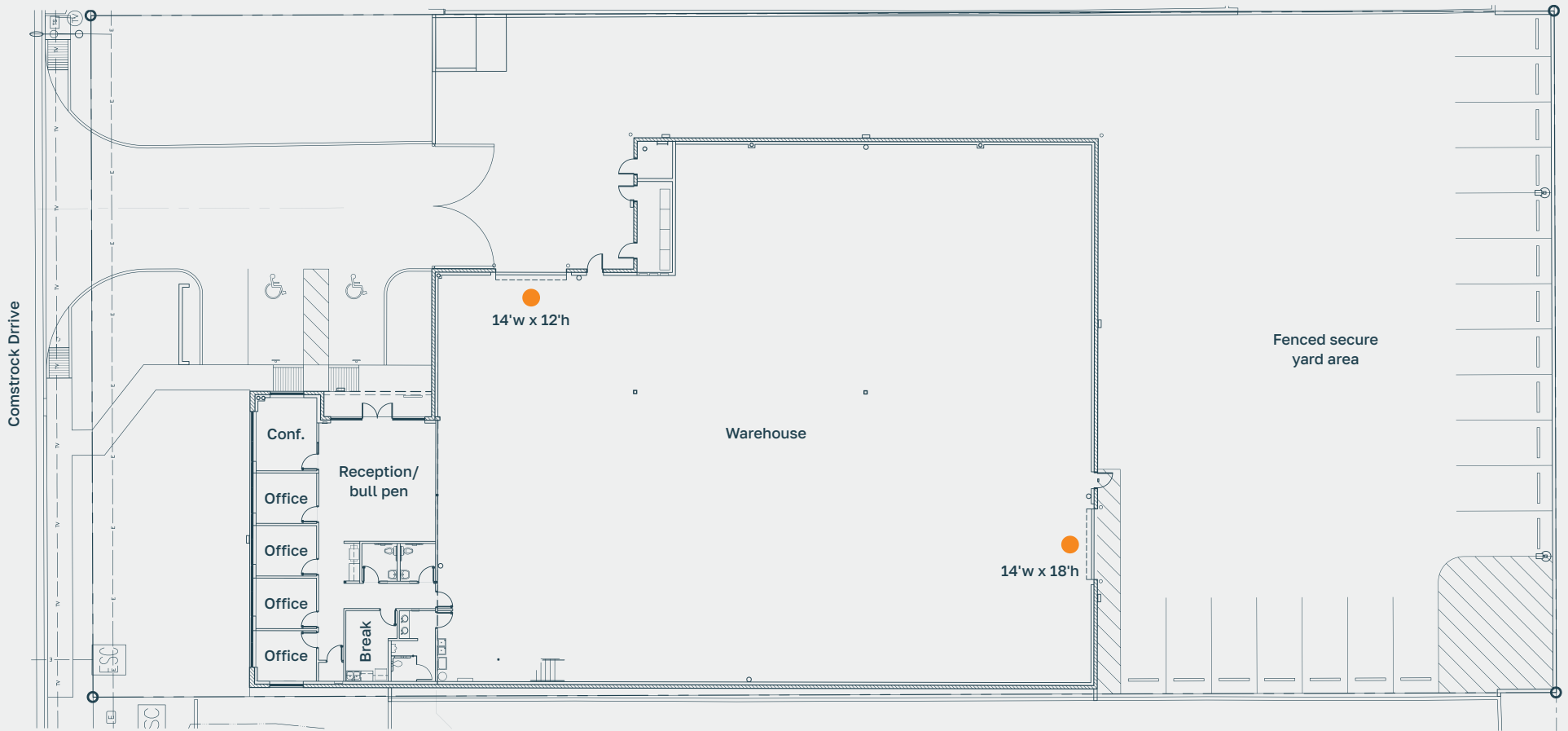
SALE PRICE | \$5,358,197 (\$349/SF)

LEASE RATE | \$1.45/SF NNN

FLOOR PLAN



AERIAL
VIEW



● Grade Level Loading

NOT TO
SCALE

←
NORTH

GALLERY



WAREHOUSE



OFFICE



YARD



OFFICE

GALLERY



OFFICE



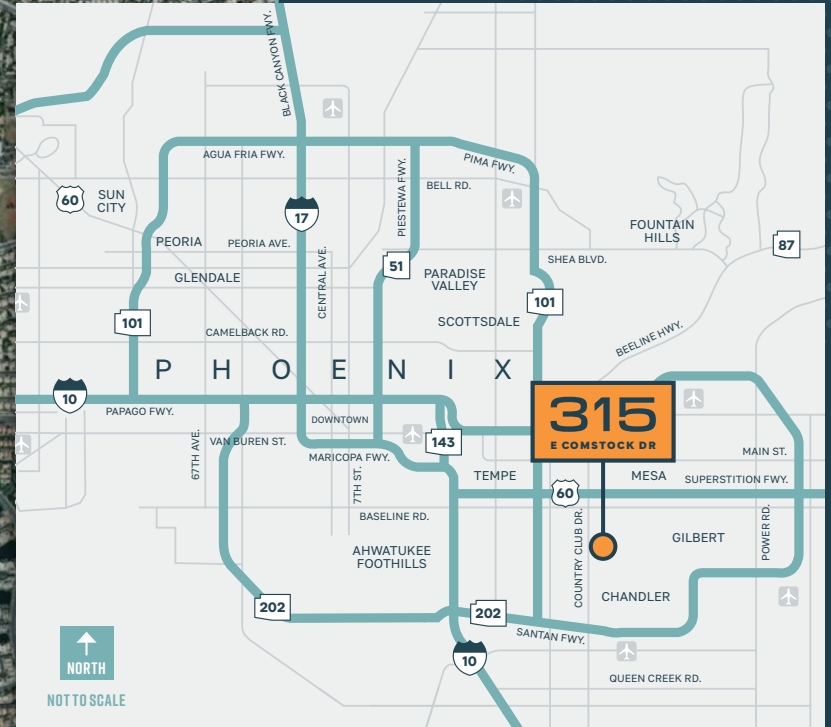
WAREHOUSE



YARD



WAREHOUSE



FOR MORE INFORMATION,
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