



FLEX INDUSTRIAL OWNER-USER

WITH ADDITIONAL 5-YEAR TENANT INCOME

2065 WEST OBISPO AVENUE, GILBERT AZ 85233



EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW

FLEX INDUSTRIAL OWNER-USER WITH ADDITIONAL 5-YEAR TENANT INCOME

Address:	2065 West Obispo Avenue
Asking Price:	\$12,000,000
Building Size:	55,345 SF
Year Built:	2005
Site Size:	3.13 Acres
Zoning:	1-2, Light Industrial
Parking Spaces:	146
Parking Ratio:	2.6/1,000 SF
Clear Height:	28'
Submarket:	Chandler/Gilbert
Multi-tenant Capable:	Yes

HIGHLIGHTS:

- Secure, Gated Yard** – Provides controlled access and enhanced property security.
- Robust Power Supply** – 2,000A / 277-480V, 3-Phase heavy power to support a wide range of industrial and flex uses.
- Efficient Loading Access** – Four (4) grade-level roll-up doors for easy truck and equipment entry.
- Impressive Clear Height** – 28' clear height offering optimal racking, storage, and operational flexibility.



OFFERING:

ORION Investment Real Estate is proud to present the rare opportunity to acquire a 55,345-square-foot, high-quality flex building offering exceptional versatility and substantial income potential.

Designed with a flexible layout, the property is currently configured for two tenants, creating a strategic advantage for an owner-user. The buyer can capitalize on existing and future lease income by maintaining or securing a tenant for the additional space. This flexibility--combined with the property's size, location, and configuration--positions it as a compelling investment with strong upside potential.

- Prime Freeway Access** – Minutes from US-60 and Loop 101 (Price Freeway) for convenient valley-wide connectivity.
- Ample Parking** – 146 spaces provides plenty of parking for employees and visitors.
- High-Visibility Signage** – Monument signage opportunity to maximize brand exposure.

AVAILABLE: SUITE 101

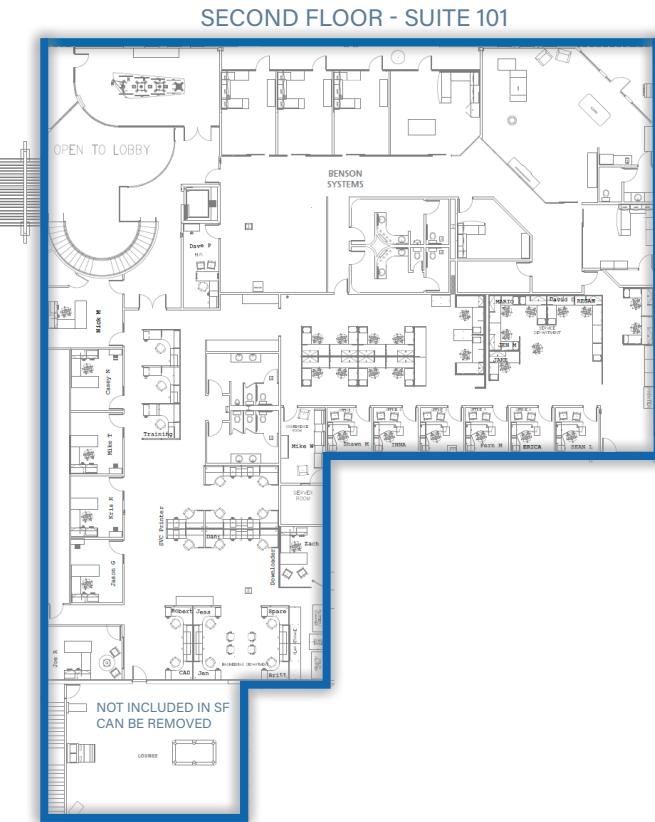
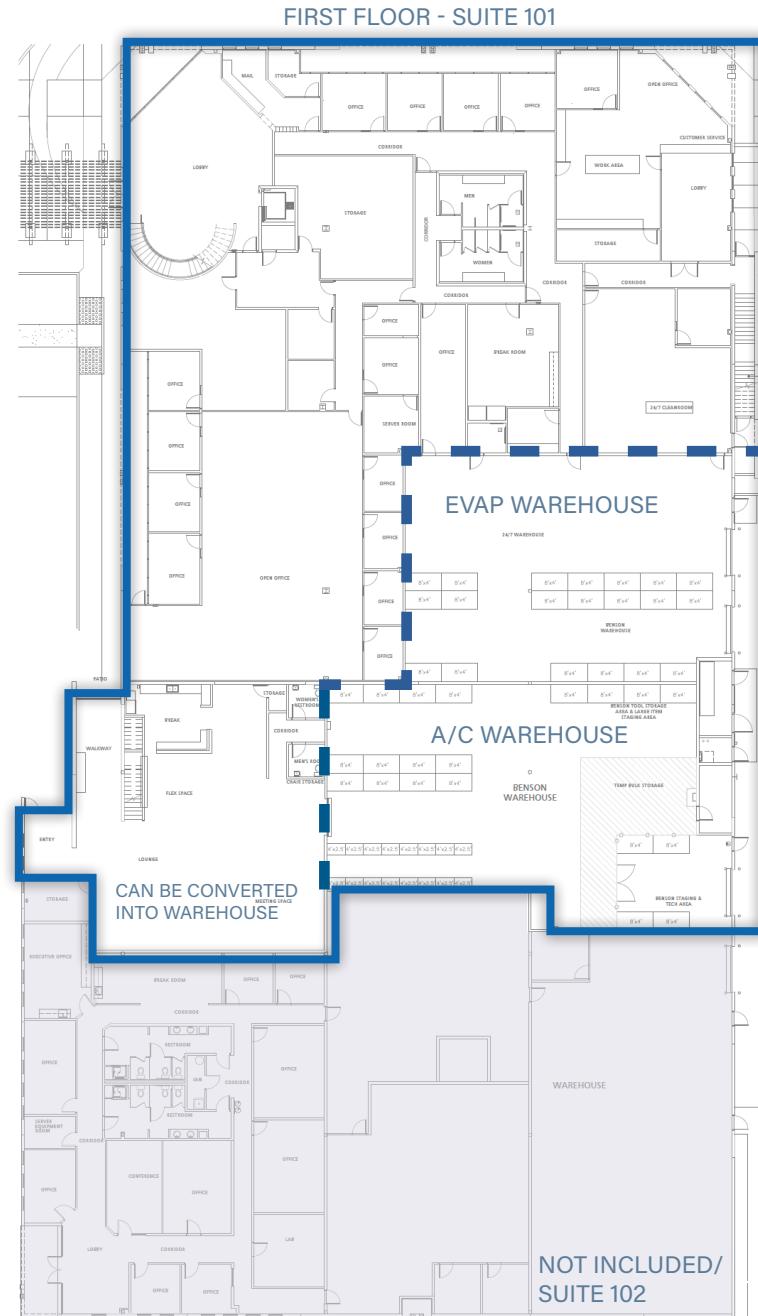
1st Office SF: **18,515 SF**

2nd Office SF: **15,498 SF**

EVAP /
A/C Warehouse SF: **7,660 SF**

Total SF: **41,673 SF**

- Grand Lobby and Reception Area
- Integrated Smart Technology throughout the Building
- Private Lounge & Recreation Areas
- Collaborative Meeting and Conference Rooms
- Ample Parking
- Modern, Flexible Workspace Solutions
- High-end Executive Offices
- Floor Plan Designed to Support Modern Business Operations



LEASED: SUITE 102

Office:

5,563 SF of professionally built-out office space, featuring 12 private offices, a spacious conference room, break room, private restrooms with showers, and an enclosed bullpen for collaborative work.

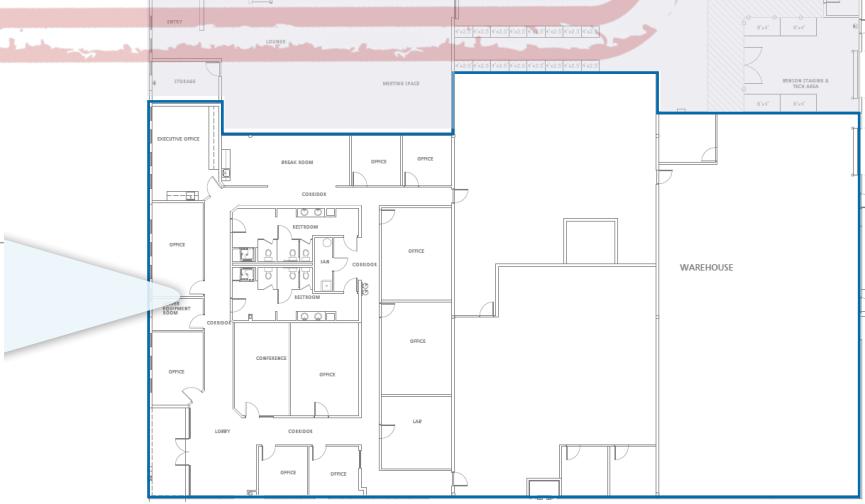
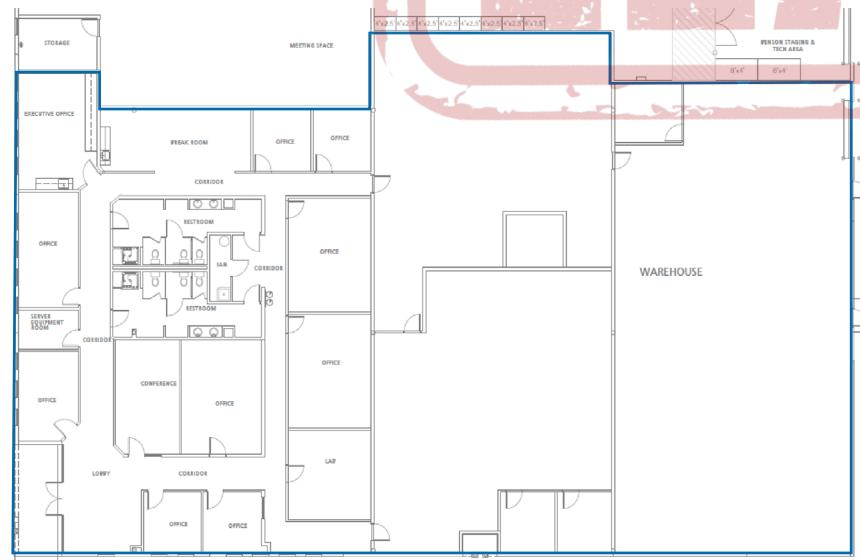
A/C Warehouse:

8,109 SF of fully air-conditioned warehouse space, ideal for temperature-sensitive operations. Includes a 10' x 12' grade-level roll-up door for efficient loading and distribution.

Total SF:

13,672 SF

This suite offers an ideal balance of functional office amenities and flexible warehouse capabilities, appealing to a wide range of potential occupants.



FLEX INDUSTRIAL
OWNER-USER
W/ 5-YEAR TENANT
INCOME

PROPERTY OVERVIEW

FLOOR PLAN

PROPERTY IMAGES



SUITE 101



RECEPTION/ENTRY



OPTIONAL 2ND FLOOR LOUNGE



EMPLOYEE LOUNGE



CONFERENCE ROOM



BULLPEN



EXECUTIVE OFFICE

FLEX INDUSTRIAL
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SUITE 102



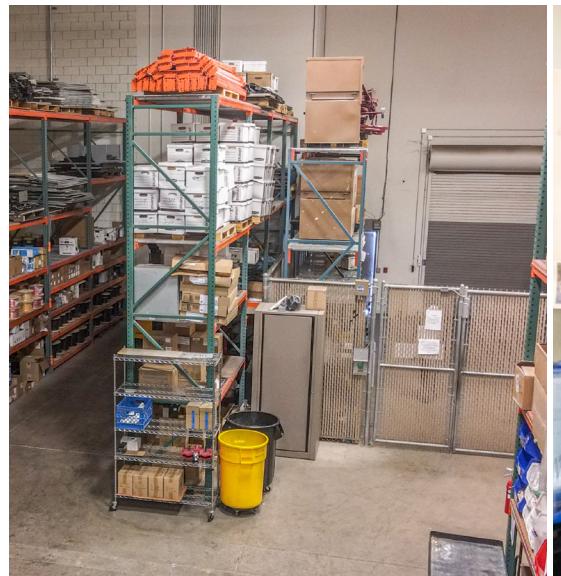
COLLABORATIVE OFFICE



CONFERENCE



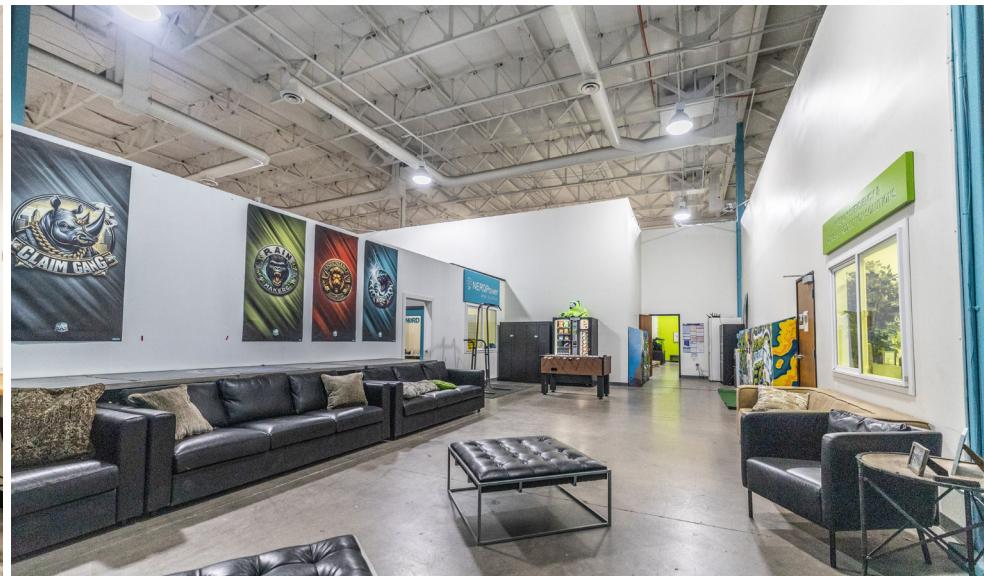
WAREHOUSE



WAREHOUSE

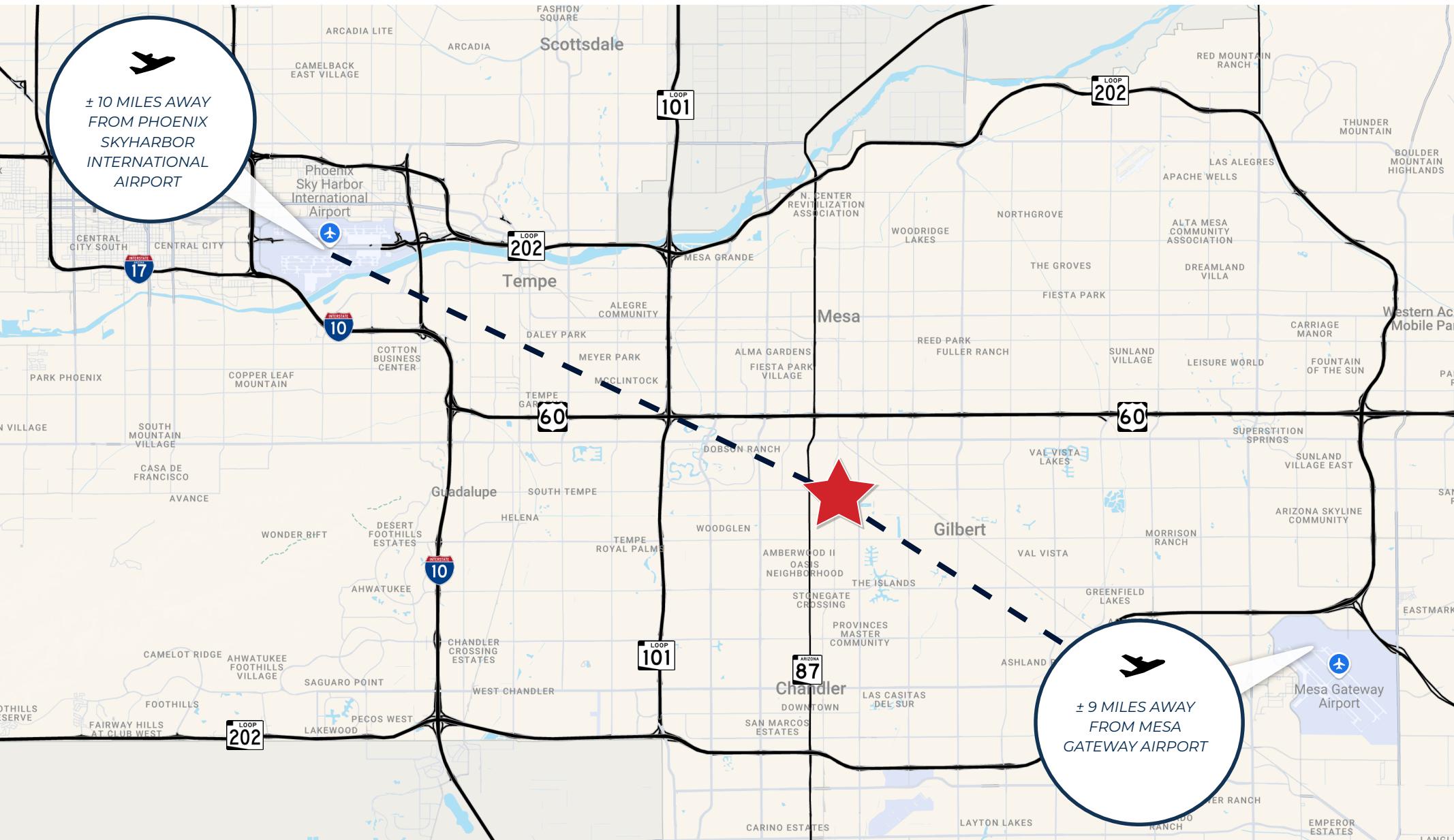


BREAK ROOM

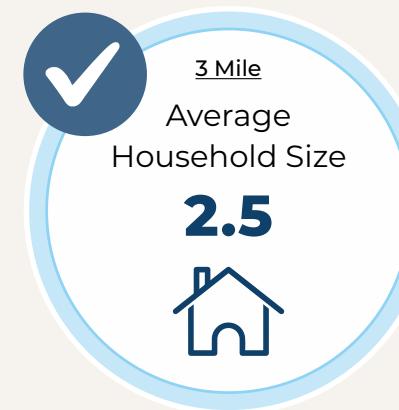
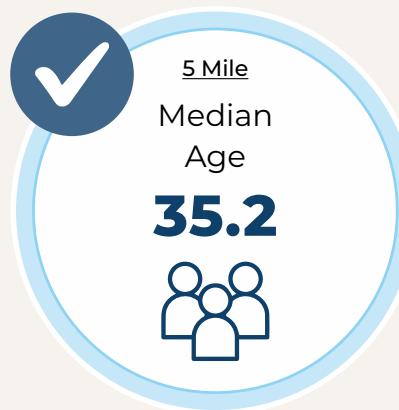


COLLABORATIVE OFFICE

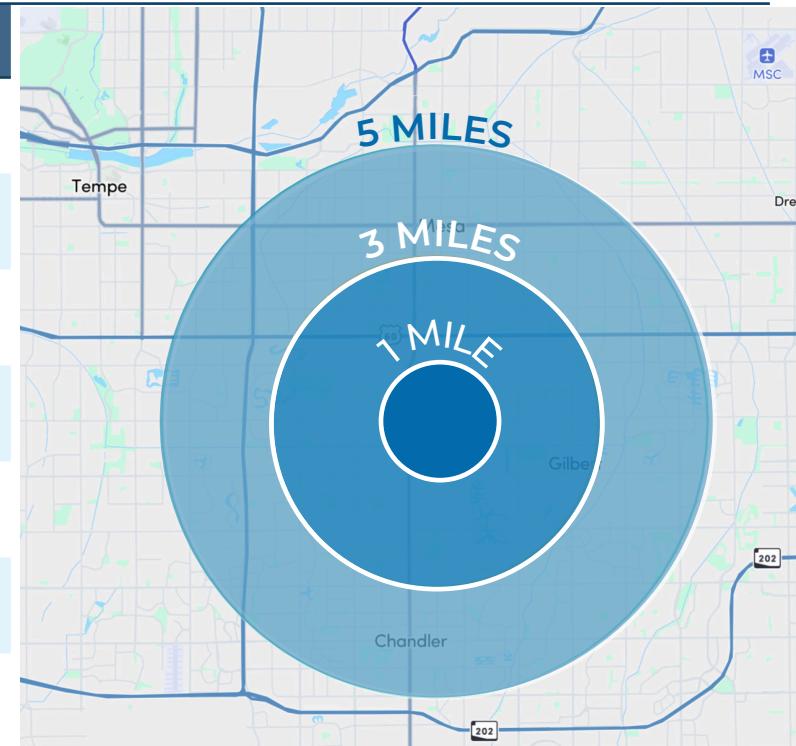
PROPERTY AERIAL



PROPERTY DEMOGRAPHICS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	19,263	214,224	580,195
Estimated Population:	9,819	142,560	422,340
Average Household Income:	\$118,550	\$110,302	\$113,171
Median Age:	35.9	34.7	35.2
Average Household Size:	2.4	2.5	2.6
Total Businesses:	869	8,850	21,675
Total Employees:	9,444	71,664	157,855





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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.