



FOR LEASE | FLEX-INDUSTRIAL & OFFICE SPACE

SANTAN DOBSON BUSINESS PARK

2225 W Pecos Rd, Chandler, AZ 85224

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Suite Available: Suite 2: 3,006 SF
Suite 4: 3,337 SF

Lease Rate: \$1.60 SF/month (NNN)

Year Built: 2005

Zoning: PAD

Cross Streets: West Pecos Road & Dobson Rd

PROPERTY OVERVIEW

Located in the San Tan Dobson Business Park, this **3,337 SF built-out industrial office** offers **direct access to Loops 101 and 202** with **strong visibility from Loop 202**, in the heart of Chandler's employment corridor near major employers, hospitals, retail, and hotels. The property is minutes from Chandler Fashion Center and Chandler 101 and benefits from 28,700 VPD along Pecos Road. Additional features include a **35' deep fenced yard** and building signage.

PROPERTY HIGHLIGHTS

- **Suite 2 Includes: 5 Offices, Reception, Conference Room, Kitchenette, Restroom, Warehouse, 16' Roll-Up Door, 19' Clear Height, and 35' Deep Fenced Yard**
- **Suite 4 Includes: 2 Offices, Bull Pen, Two Restrooms, Conference Room with Kitchenette, 16' Roll-Up Door; 19' Clear Height, and 35' Deep Fenced Yard**
- Tilt Up Construction
- Building Signage Available
- **Direct Freeway Access to Loops 101 & 202 with 202 visibility**

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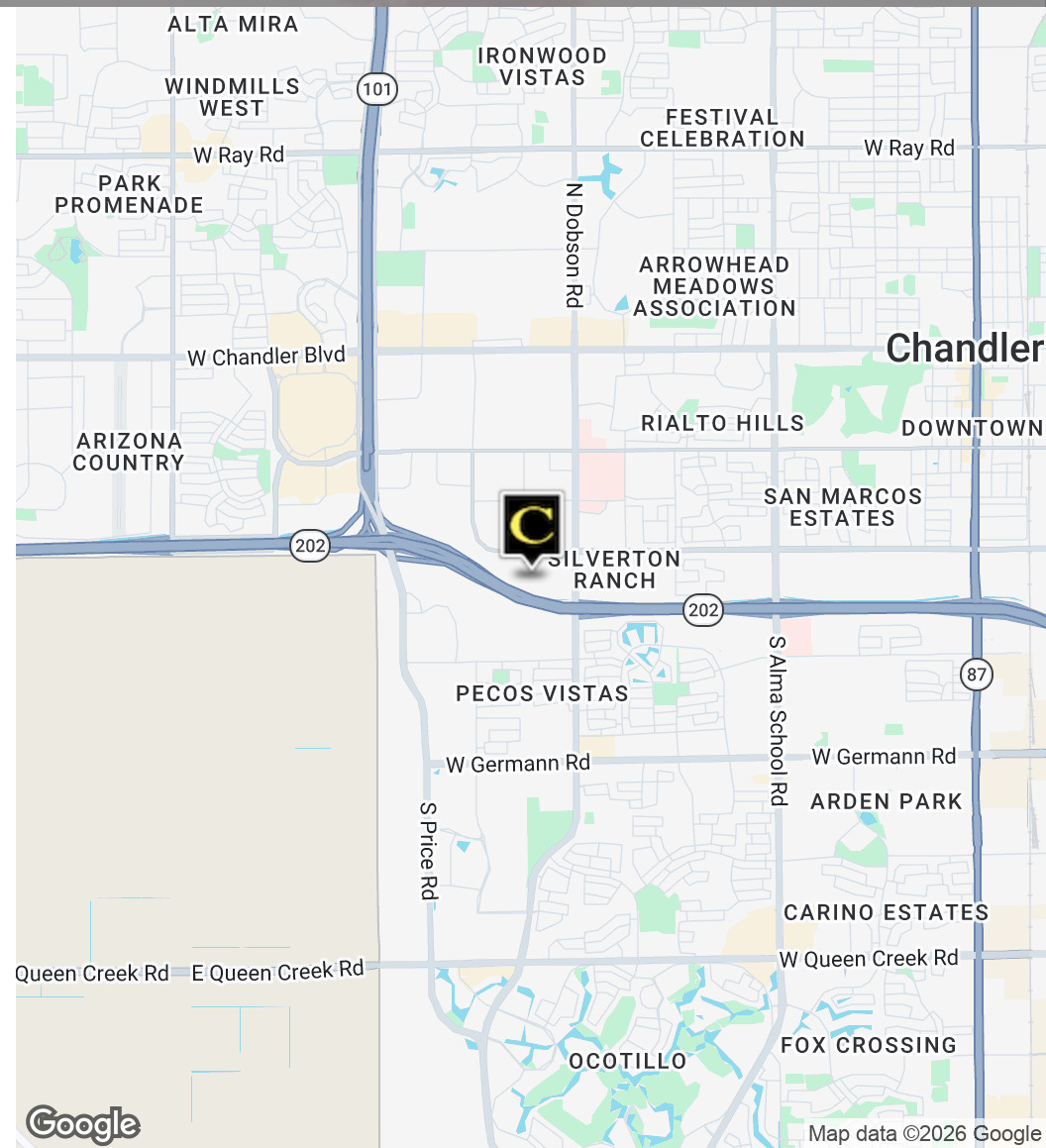
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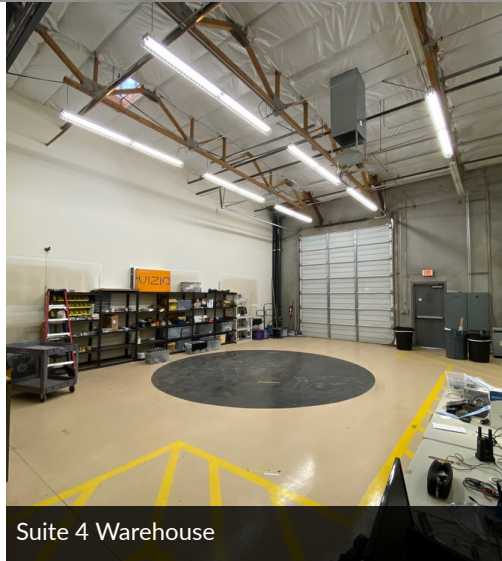
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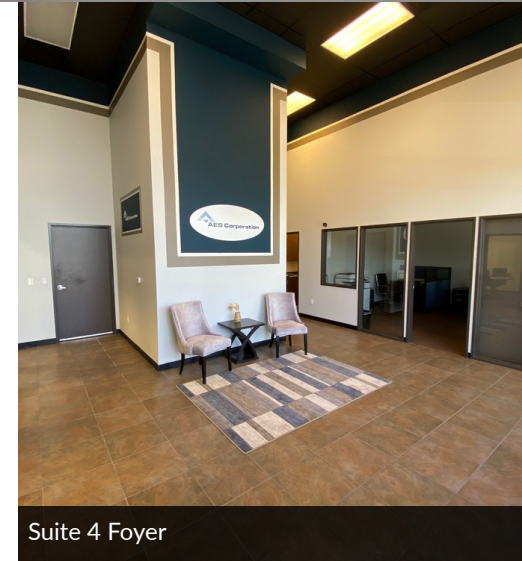
Suite 4 Warehouse



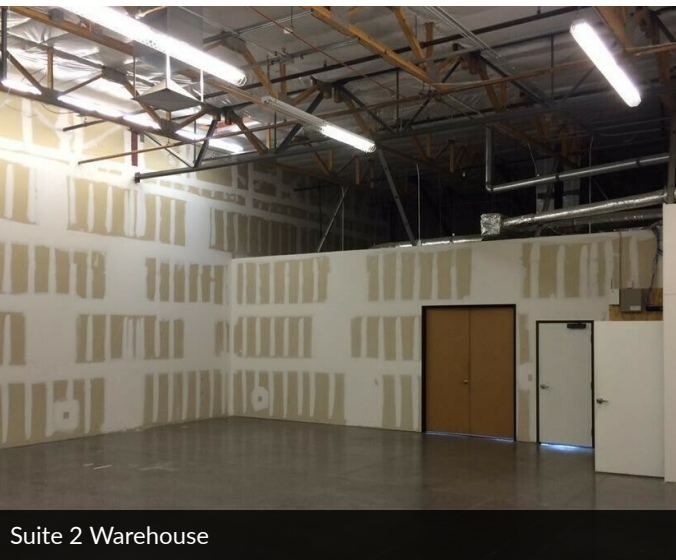
Suite 4 Warehouse



Suite 4 Conference Room



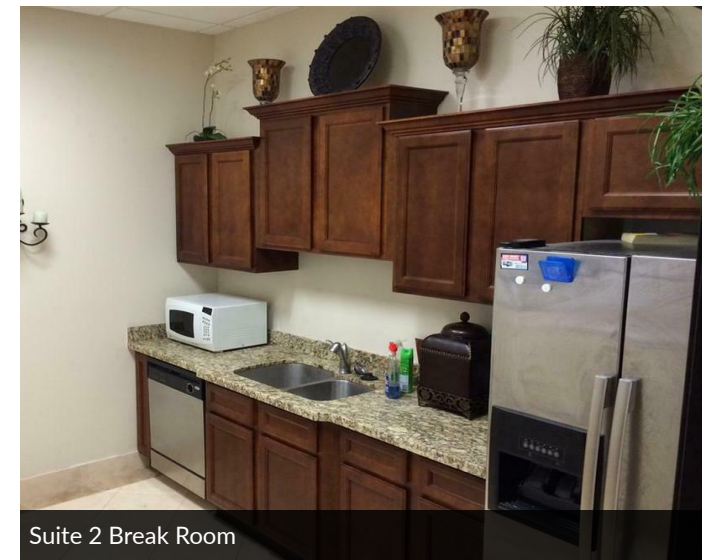
Suite 4 Foyer



Suite 2 Warehouse



Suite 2 Conference Room



Suite 2 Break Room

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,636	95,954	233,423
Average Age	35.3	33.3	35.2
Average Age (Male)	35.4	32.4	34.2
Average Age (Female)	35.0	34.1	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,557	36,783	89,243
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$90,997	\$81,113	\$85,753
Average House Value	\$381,494	\$321,089	\$310,127

2020 American Community Survey (ACS)

