

# FOR LEASE

400 N 56<sup>TH</sup> ST – 32,045 SF  
7100 W ERIE ST – 44,317 SF  
TOTAL AVAILABLE SPACE: 76,362 SF  
INDUSTRIAL/MANUFACTURING | CHANDLER, AZ

ROSS  
BROWN  
PARTNERS

**RENOVATION IN PROGRESS!**  
**MOVE IN READY: FEB. 1, 2025**



NEW TPO ROOF  
2024

TRUCK COURT  
RESTORATION  
UNDERWAY

NEW TPO ROOF  
2024

7100 W ERIE ST  
44,317 SF

400 N 56<sup>TH</sup> ST  
32,045 SF

NORTH 56<sup>TH</sup> ST.

WEST ERIE ST.

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## INFORMATION – 400 N 56<sup>TH</sup> ST

- 32,045 SF AVAILABLE
- 5,214 SF OFFICE
- 5 DOCK HIGH DOORS
- 5 GRADE LEVEL DOORS
- CLEAR HEIGHT: 22'
- WET SYSTEM
- HVAC COOLED WAREHOUSE
- INDUSTRIAL PARK ZONING
- 3,000 AMPS
- LED LIGHTING IN WAREHOUSE
- 52 PARKING SPACES (1.6:1000)
- 47' X 40' COLUMN SPACING
- 106' TRUCK COURT DEPTH

### MARKETED BY:

RICK COLLINS

480-216-8055(D)

[RCOLLINS@ROSSBROWN.COM](mailto:RCOLLINS@ROSSBROWN.COM)

 **Stonelake**  
CAPITAL PARTNERS

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## INFORMATION – 7100 W ERIE ST

- 44,317 SF AVAILABLE
- 4,980 SF OFFICE
- 6 DOCK HIGH DOORS
- 5 GRADE LEVEL DOORS
- CLEAR HEIGHT: 20'
- WET SYSTEM
- HVAC COOLED WAREHOUSE
- INDUSTRIAL PARK ZONING
- 1,200 AMPS
- LED LIGHTING IN WAREHOUSE
- 55 PARKING SPACES (1.2:1000)
- 40' X 35' COLUMN SPACING
- 126' TRUCK COURT DEPTH

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EXTERIOR  
PAINTING

LANDSCAPING  
RESTORATION

WEST ERIE ST.

EXTERIOR  
PAINTING

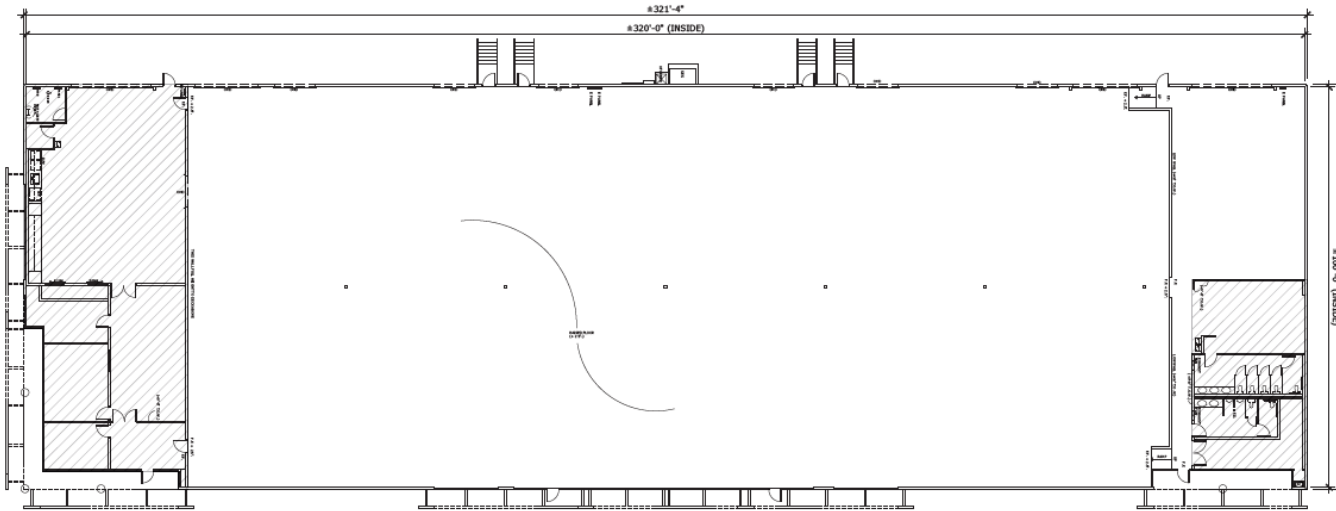
NORTH 56<sup>TH</sup> ST.

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## 400 N. 56<sup>th</sup> St. - Property Site Plan (31,991 SF)



Area Breakdown	
Warehouse	26,777-sf
Office	5,214-sf
<b>Total Area</b>	<b>31,991-sf</b>

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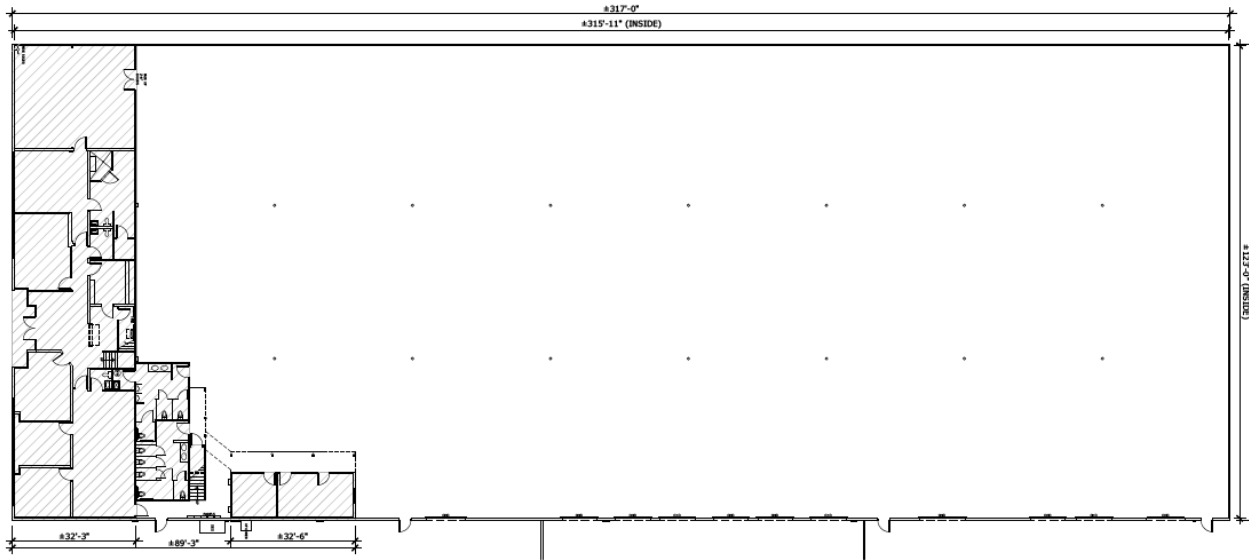


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## 7100 W. Erie St. - Property Site Plan (44,317) SF



Area Breakdown	
Warehouse	39,337-sf
Office	4,980-sf
<b>Total Area</b>	<b>44,317-sf</b>

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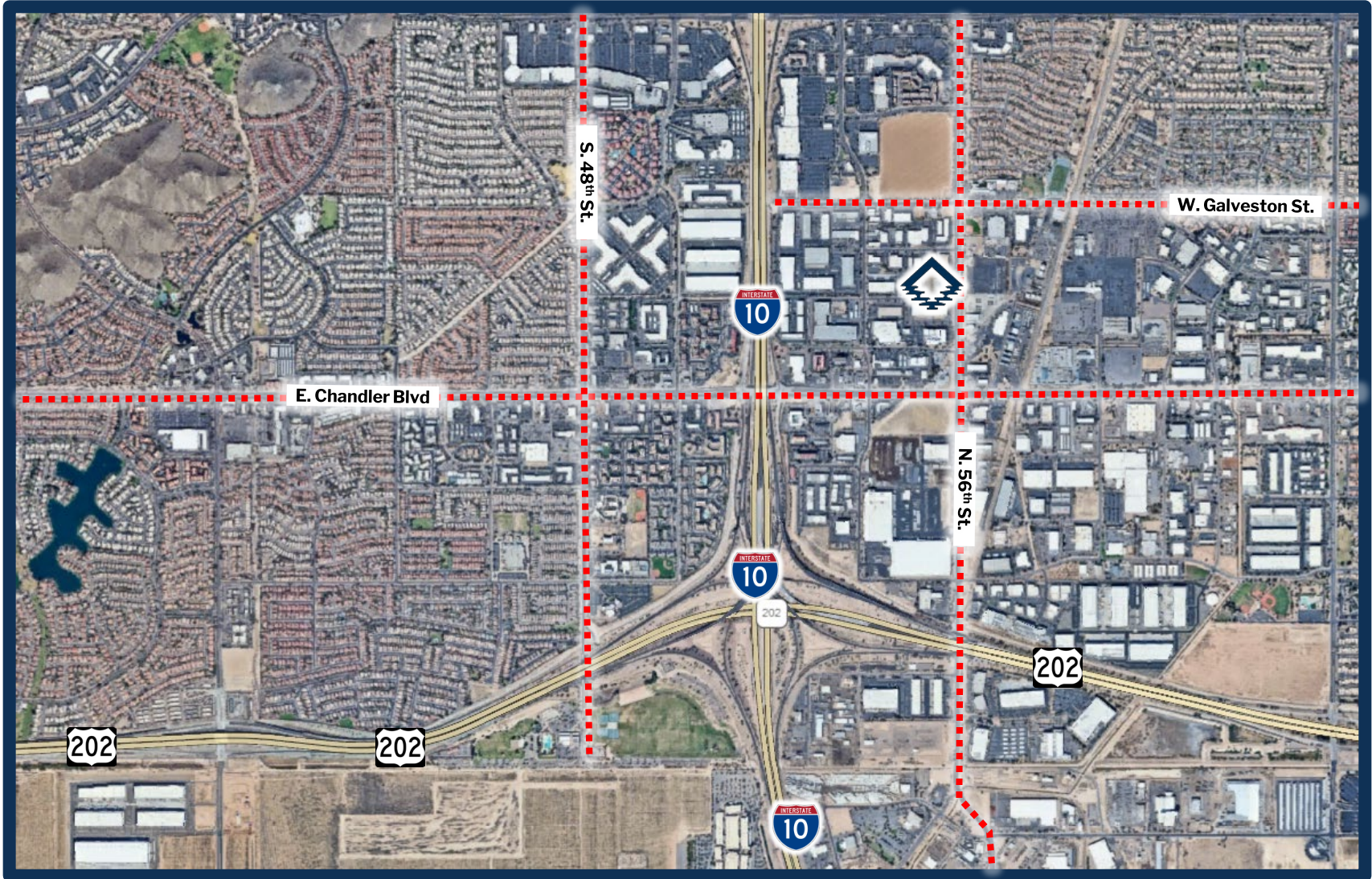
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt the accuracy, but we do not guarantee it. All information should be verified prior to lease.