

State of the art Contractor Facility with LARGE YARD

685 E. Geronimo St. | Chandler, AZ

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

- **Available: ±5,203 SF**
 - Office: ±2,000 SF
 - ±10,500 SF Secure Yard
 - Plus shared drive aisle
- 2 Points Ingress/Egress
- EVAP Warehouse
- Large Grade Level Doors
 - 15'-8" x 14'-6"
- 2015 Construction
- Office Furniture is Negotiable
- ±17' Clear Height
- **\$11,000/mo Gross**

Brian Payne
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5090 North 40th Street, Suite 300 | Phoenix, AZ 85018 | 602.956.7777 | leearizona.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Gross Lease Expenses

Tenant Obligation	Landlord Obligation
Electricity	Landscaping/Security
Internet/Phones	Rolling Gate Maintenance and Repair
HVAC/Mechanical Repair	Water/Sewer/Trash
Transaction Privilege Tax (2.0%)	Property Insurance/Property Tax
Liability Insurance	HVAC/EVAP Bi-Annual Service

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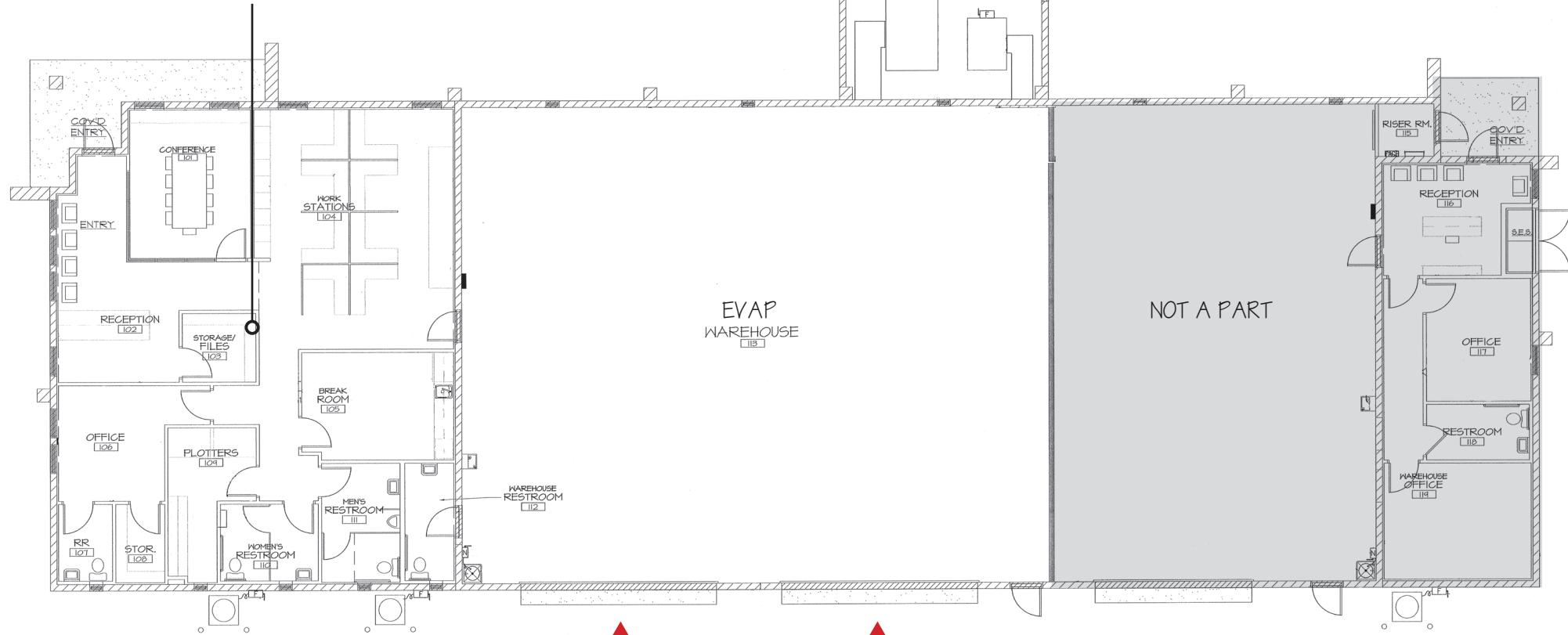
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Approximately
2,000 SF Office



▲ = Grade Level Loading (15'-8" x 14'-6")

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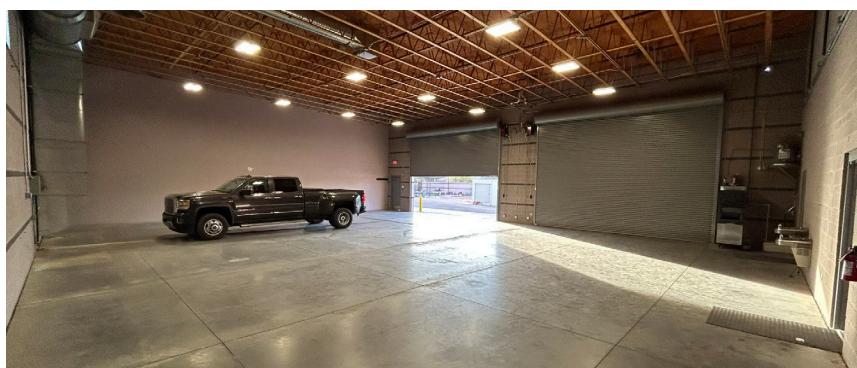
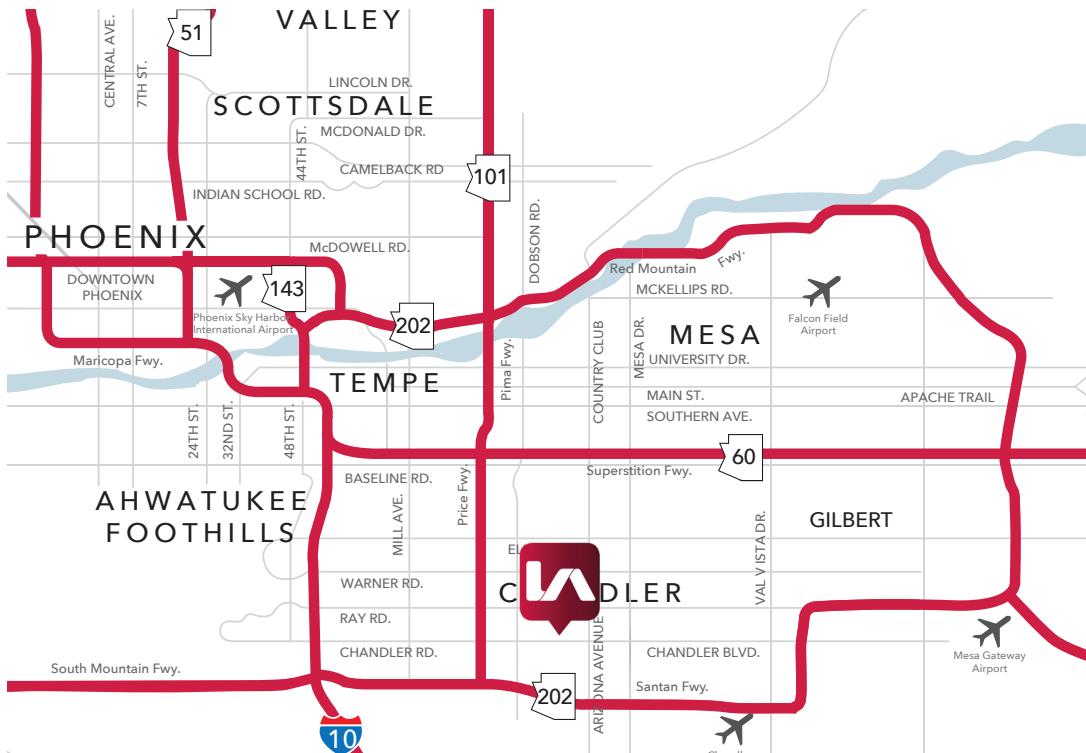
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