

State of the art Contractor Facility with LARGE YARD

685 E. Geronimo St. | Chandler, AZ



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
bpayne@leearizona.com
602.820.6217

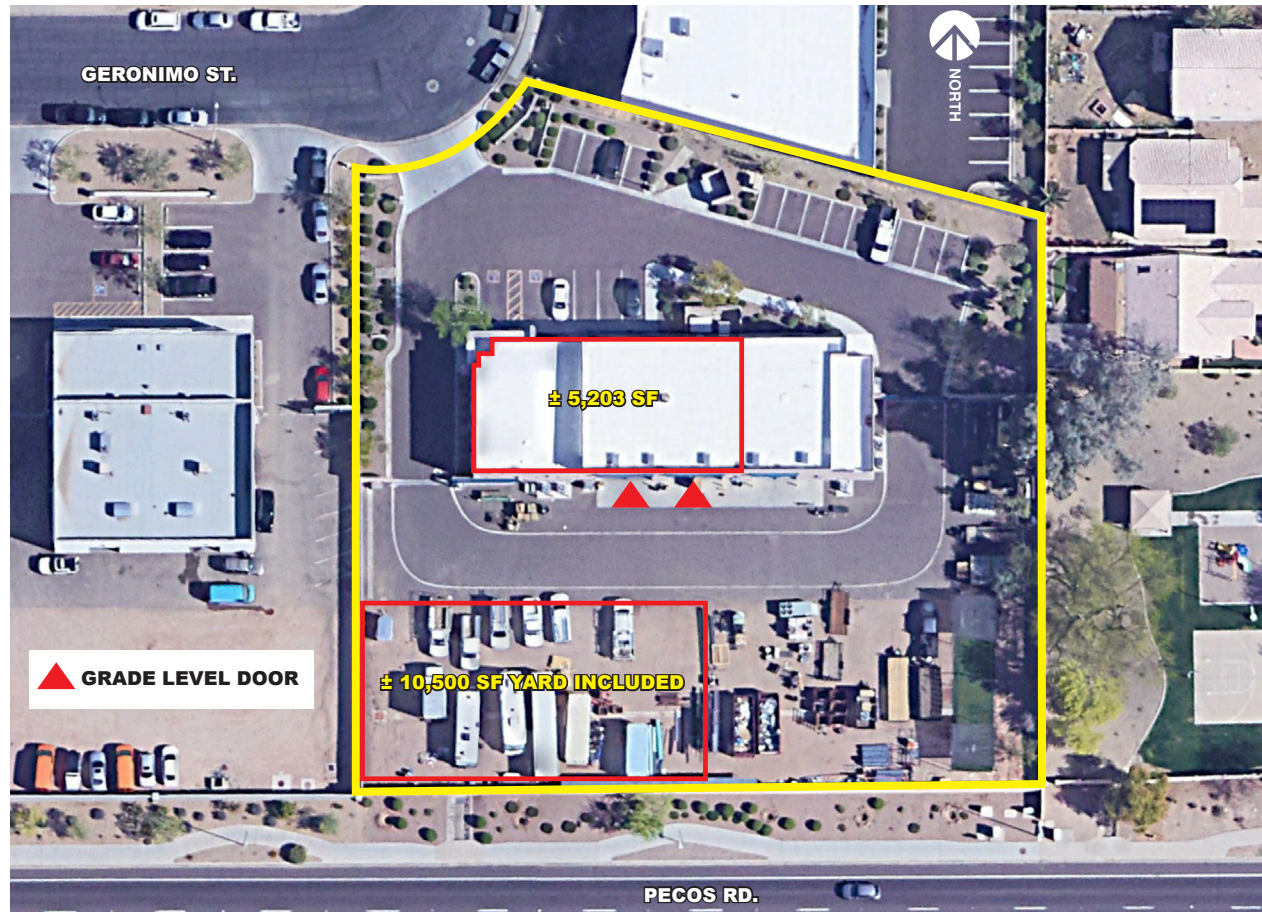
Nick Vagnozzi
nvagnozzi@leearizona.com
602.292.3292

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

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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 Privelege Tax (2.0%) | Property Insurance/Property Tax |
| Liability Insurance | HVAC/EVAP Bi-Annual Service |

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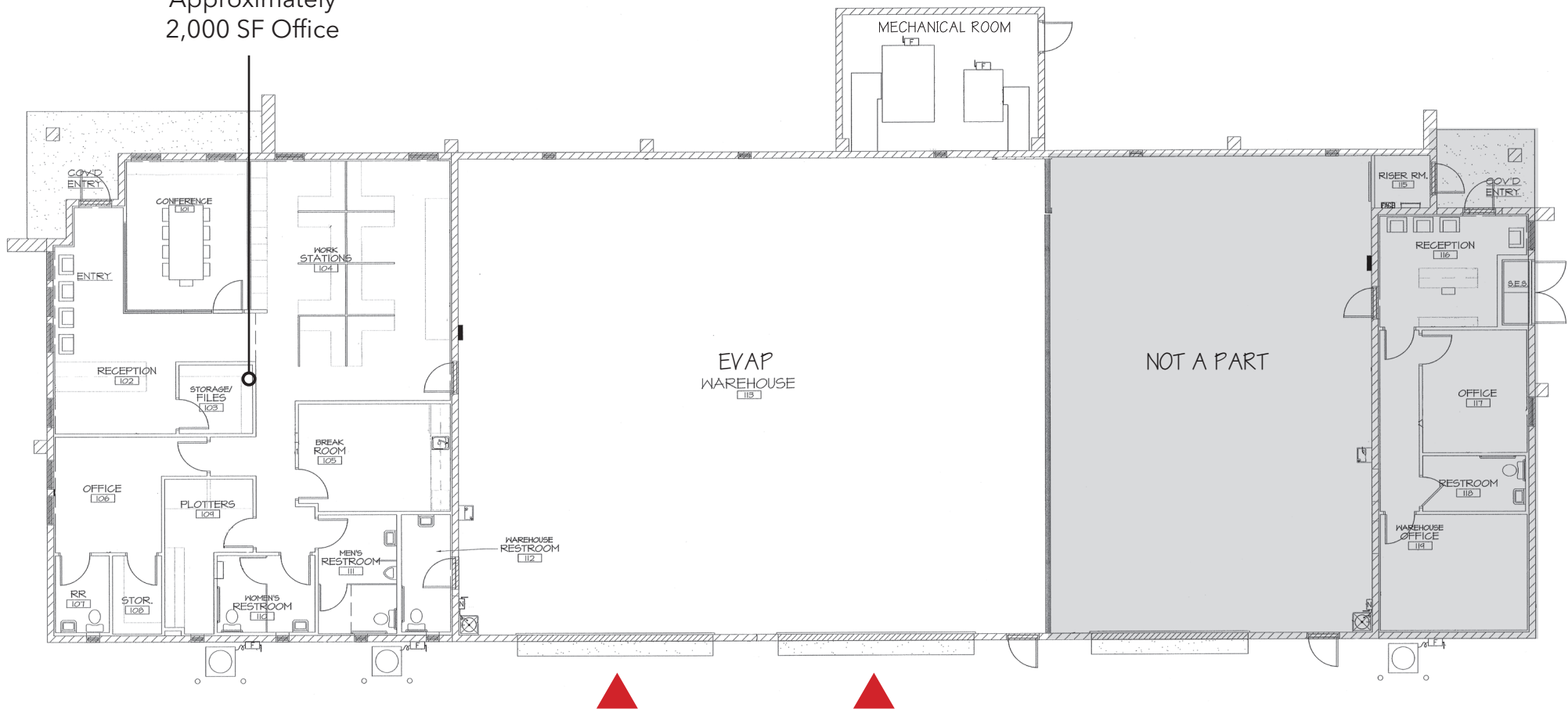
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Approximately
2,000 SF Office



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

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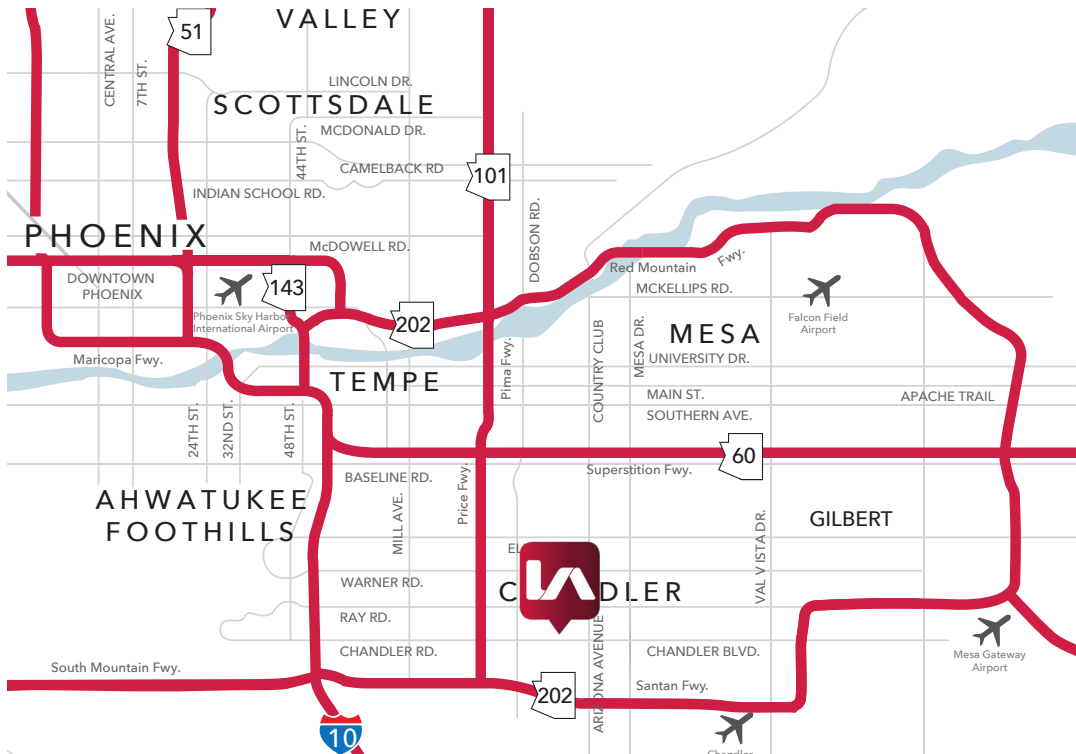
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