

FOR SALE OR LEASE

OWNER/USER OPPORTUNITY
WITH INCOME

±38,651 SF VACANT/AVAILABLE
±73,953 SF BUILDING ON ±6.04 ACRES

7300

WEST BOSTON STREET



CHANDLER, AZ

CBRE



PROPERTY HIGHLIGHTS



BLDG: ±73,953 SF
LAND: ±6.04 ACRES



±38,651 SF
AVAILABLE
(15,650 SF OFFICE)



±19,419 SF
EVAP COOLED WAREHOUSE
(A/C POTENTIAL)



24' CLEAR HEIGHT



7 DOCK DOORS
& 2 GRADE DOORS



TENANT INCOME
(CALL BROKER)



PROXIMITY TO THE
LOOP 101, LOOP
202, I-10 AND US
60 FREEWAYS



13 MINUTES
FROM SKY HARBOR
INTERNATIONAL
AIRPORT



2,500 AMPS
277/480V SES



±0.85 ACRES EXCESS LAND
(PARKING OR STORAGE)
SEPARATE PRICING



SECURE, FENCED,
PAVED YARD



RENTAL RATE
\$1.39/SF NNN
SALE PRICE
\$16,300,000



GILA RIVER INDIAN RESERVATION



ESTRELLA MOUNTAINS



PHOENIX SOUTH MOUNTAIN PRESERVE



202

LIV AHWATUKEE
±458 UNITS

CLEARWATER
AHWATUKEE
±137 UNITS

KOHL'S

CVS

DISCOUNT
TIRE

Wendy's

EMERALD
SUITES

WALGREENS

7300
WEST BOSTON STREET



±77,932 VPD



BOSTON STREET



Quick Quack
CAR WASH

MK
TECH CENTER

SOUTHGATE DRIVE



Bashas'
DISTRIBUTION CENTER

54TH STREET



CHANDLER BOULEVARD
±28,060 VPD

GB INVESTMENTS
PROPOSED INDUSTRIAL

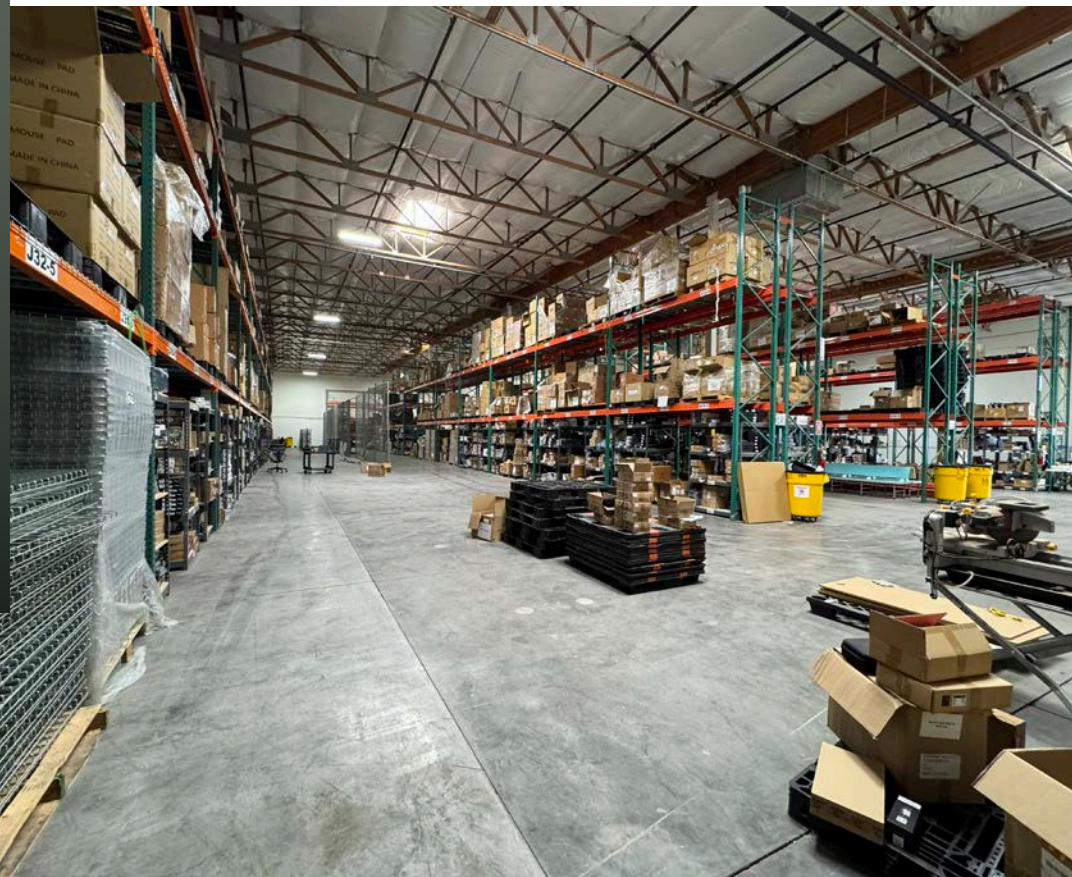
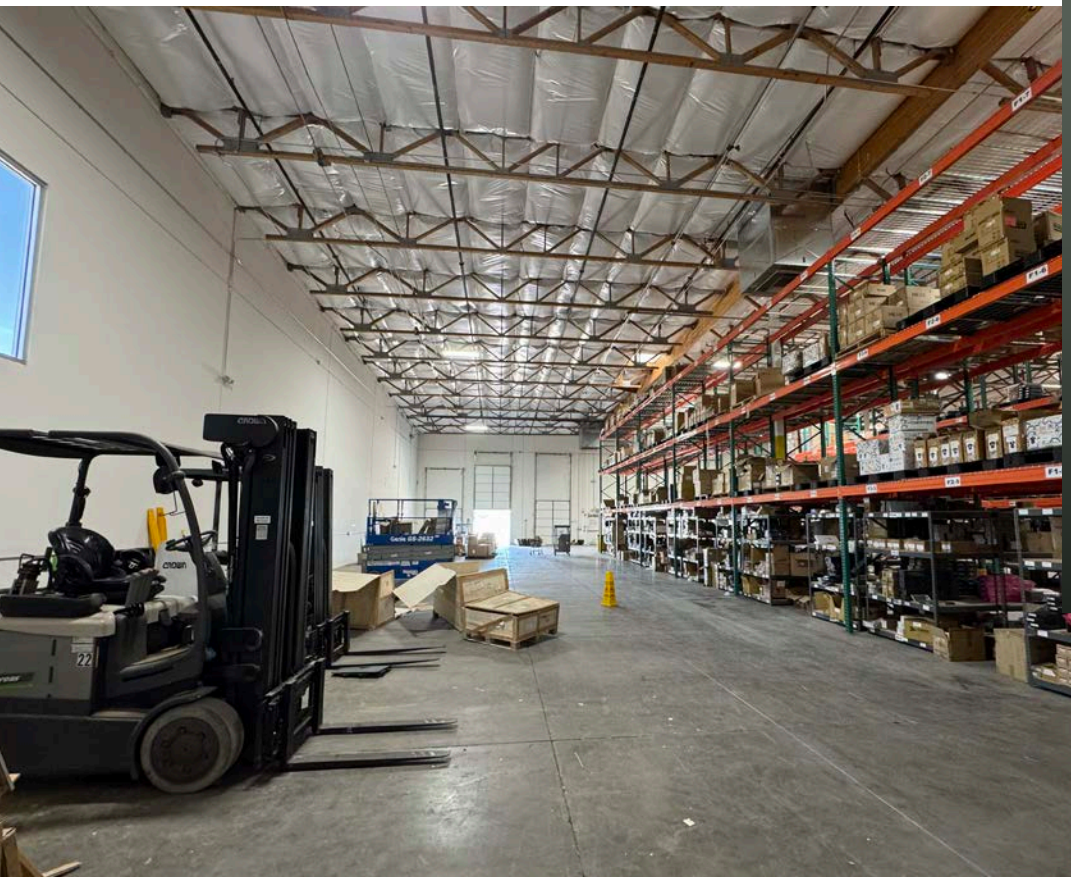




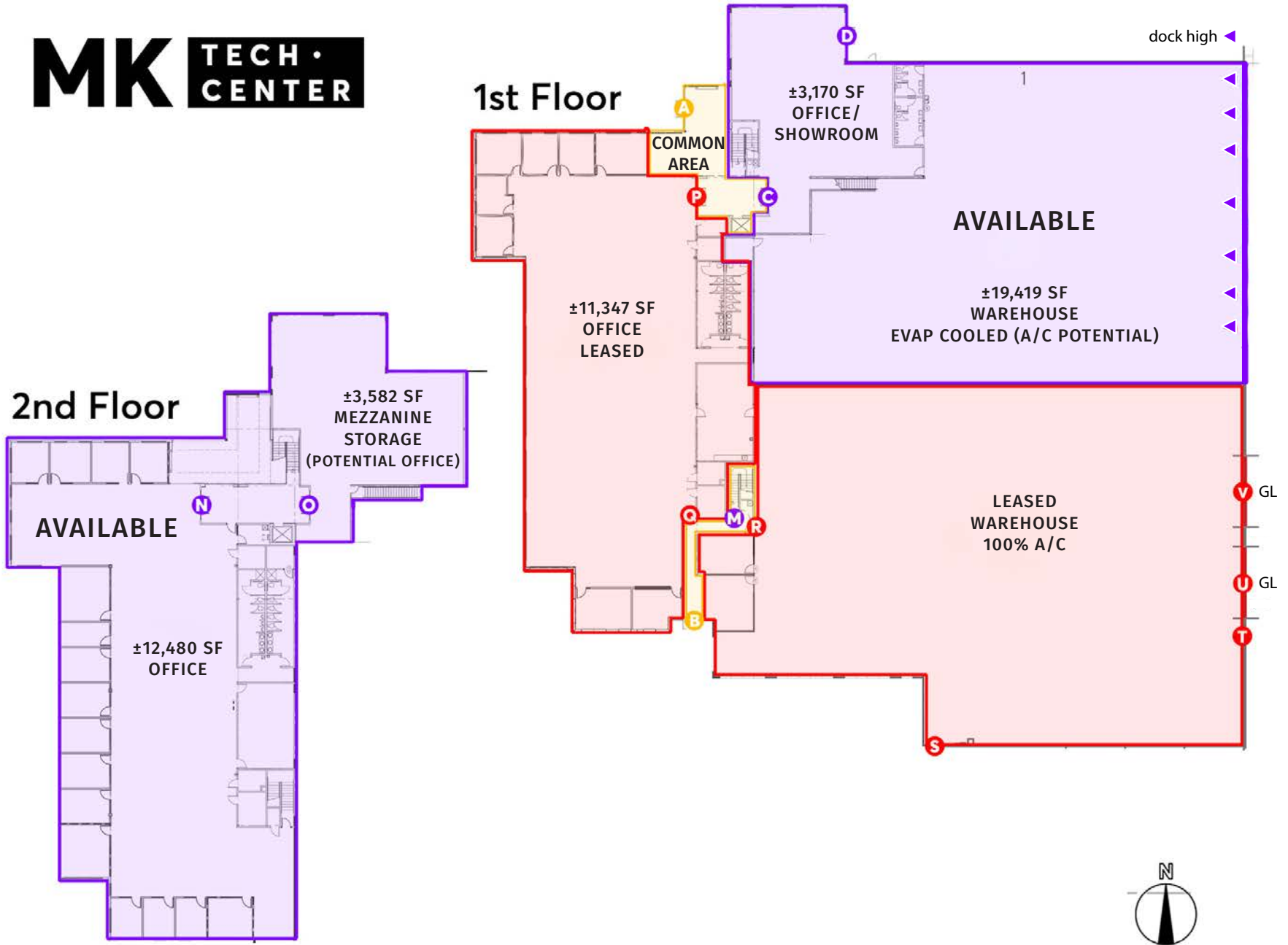
MAIN FLOOR OFFICE/SHOWROOM



2ND FLOOR OFFICE



FLOOR PLAN





NCCO

ALLIANCE
1-800-807-3888





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WEST BOSTON STREET

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