

FOR LEASE

400 N 56TH ST – 32,045 SF
7100 W ERIE ST – 44,263 SF
TOTAL AVAILABLE SPACE: 76,308 SF
INDUSTRIAL/MANUFACTURING | CHANDLER, AZ

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**MAKE READY WORK COMPLETE!
AVAILABLE TODAY**



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WEST ERIE ST.

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INFORMATION – 400 N 56TH ST

- **32,045 SF AVAILABLE**
- **5,214 SF OFFICE**
- **5 DOCK HIGH DOORS**
- **5 GRADE LEVEL DOORS**
- **CLEAR HEIGHT: 24'**
- **WET SYSTEM**
- **HVAC WAREHOUSE**
- **1,390 AMPS**
- **LED LIGHTING IN WAREHOUSE**
- **52 PARKING SPACES (1.6:1000)**
- **47' x 40' COLUMN SPACING**
- **+/-120' TRUCK COURT DEPTH**
- **I-1 PAD ZONING**

MARKETED BY:

RICK COLLINS

480-216-8055(C)

RCOLLINS@ROSSBROWN.COM



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INFORMATION – 7100 W ERIE ST

- 44,263 SF AVAILABLE
- 4,980 SF GROUND OFFICE
- 4,926 SF MEZZANINE OFFICE
- 6 DOCK HIGH DOORS
- 5 GRADE LEVEL DOORS
- CLEAR HEIGHT: 24'
- WET SYSTEM
- HVAC WAREHOUSE
- 1,200 AMPS
- LED LIGHTING IN WAREHOUSE
- 55 PARKING SPACES (1.2:1000)
- 40' x 35' COLUMN SPACING
- +/- 120' TRUCK COURT DEPTH
- I-1 PAD ZONING

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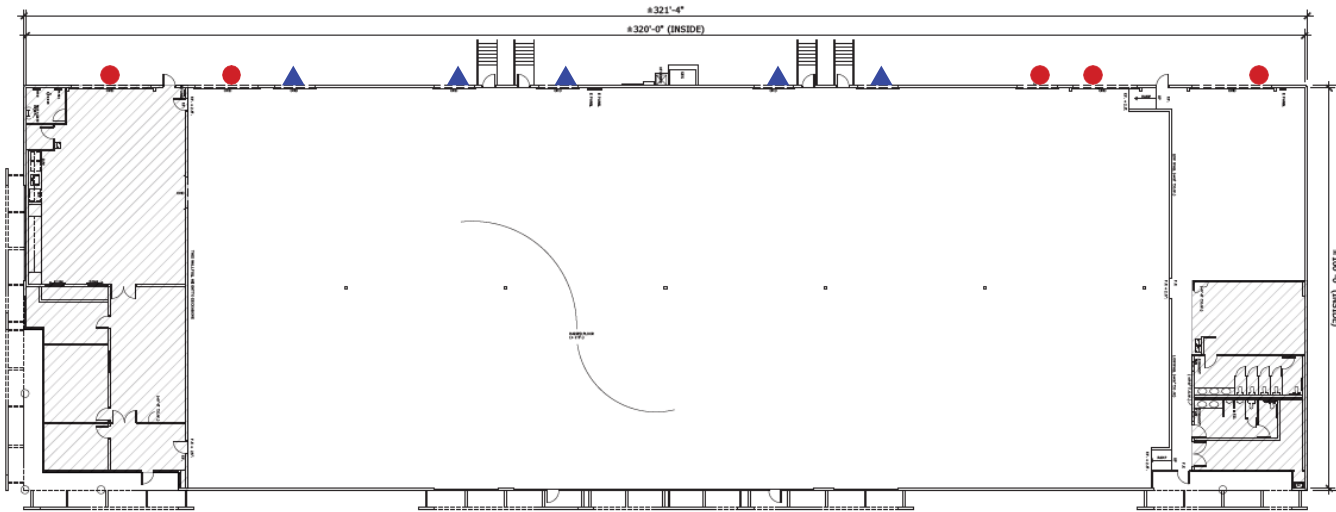
NORTH 56TH ST.

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400 N. 56th St. - Property Site Plan 32,045 SF



Area Breakdown

Warehouse	26,831-sf
Office	5,214-sf
Total Area	32,045-sf

- ▲ TRUCKWELL
- GRADE LEVEL DOOR

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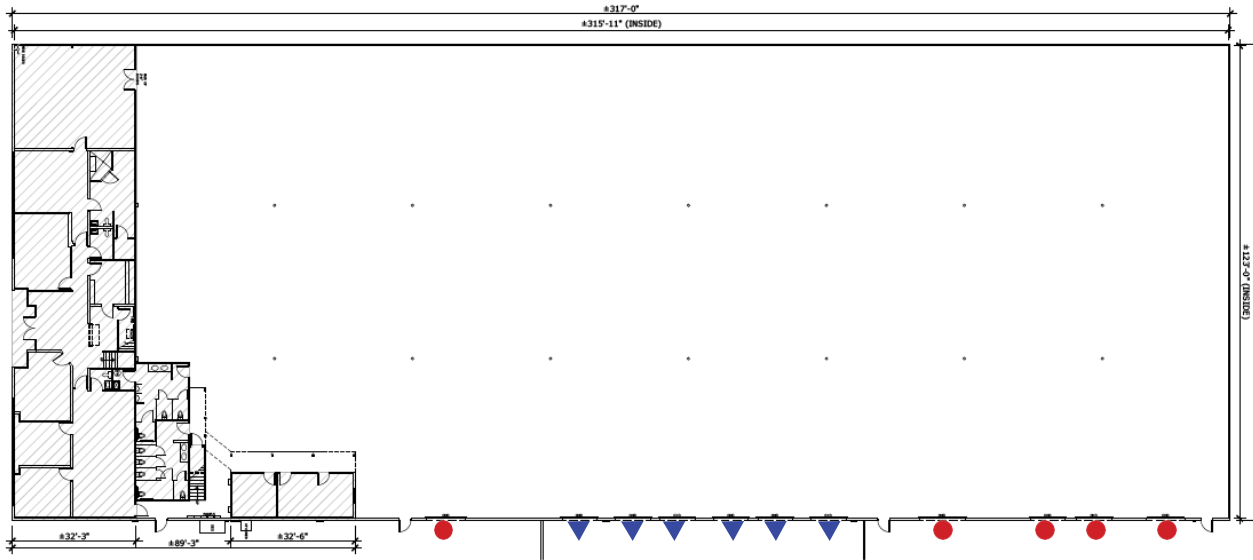
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7100 W. Erie St. - Property Site Plan 44,263 SF



Area Breakdown

Warehouse	34,357-sf
Office	4,980-sf
Mezzanine Office	4,926-sf
Total Area	44,263-sf

▲ TRUCKWELL
● GRADE LEVEL DOOR

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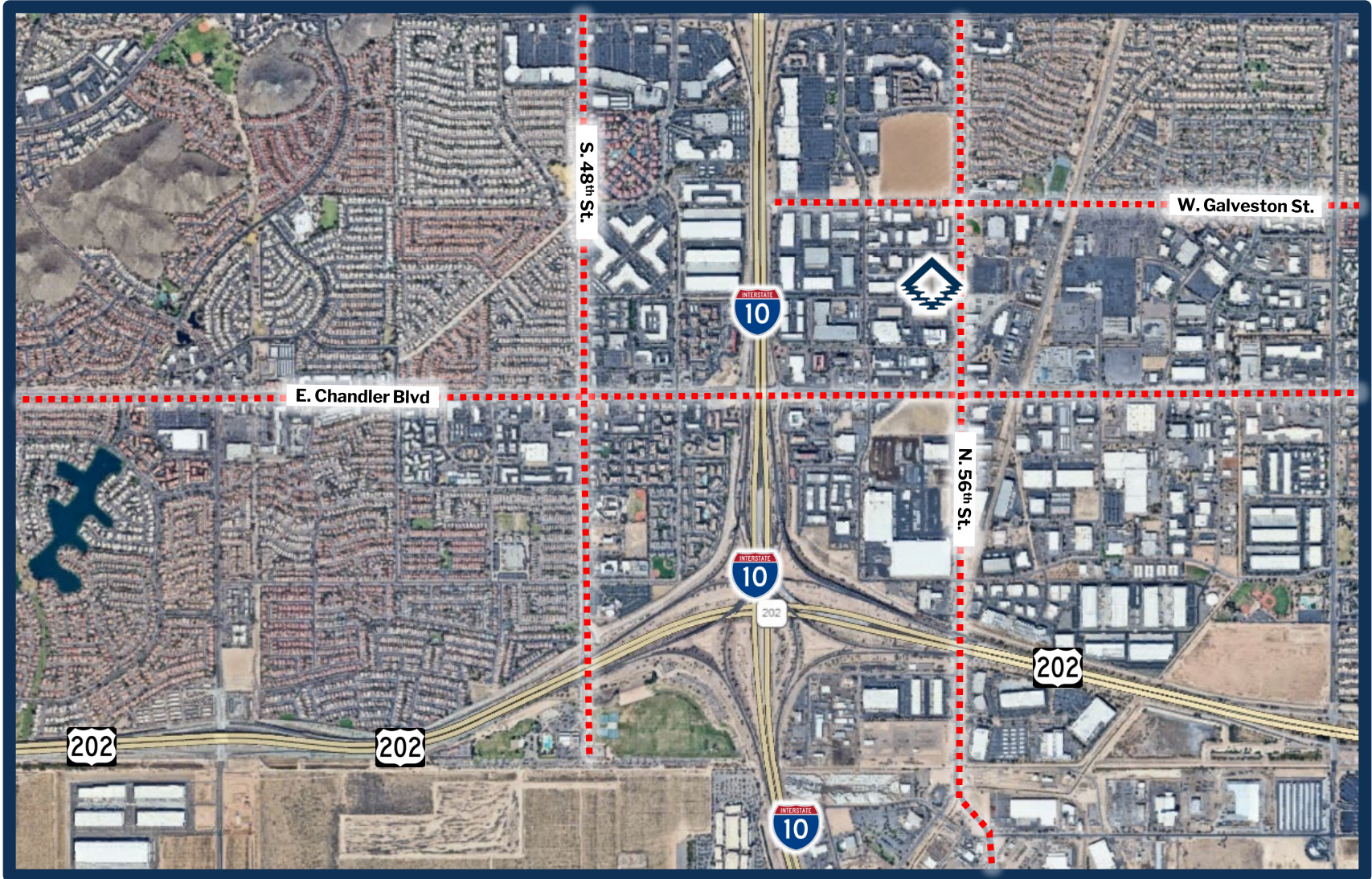
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt the accuracy, but we do not guarantee it. All information should be verified prior to lease.

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