

# FRYE ROAD BUSINESS PARK

2555 & 2535 WEST FAIRVIEW STREET  
550 SOUTH ELLIS STREET  
CHANDLER, AZ

**100% HVAC**



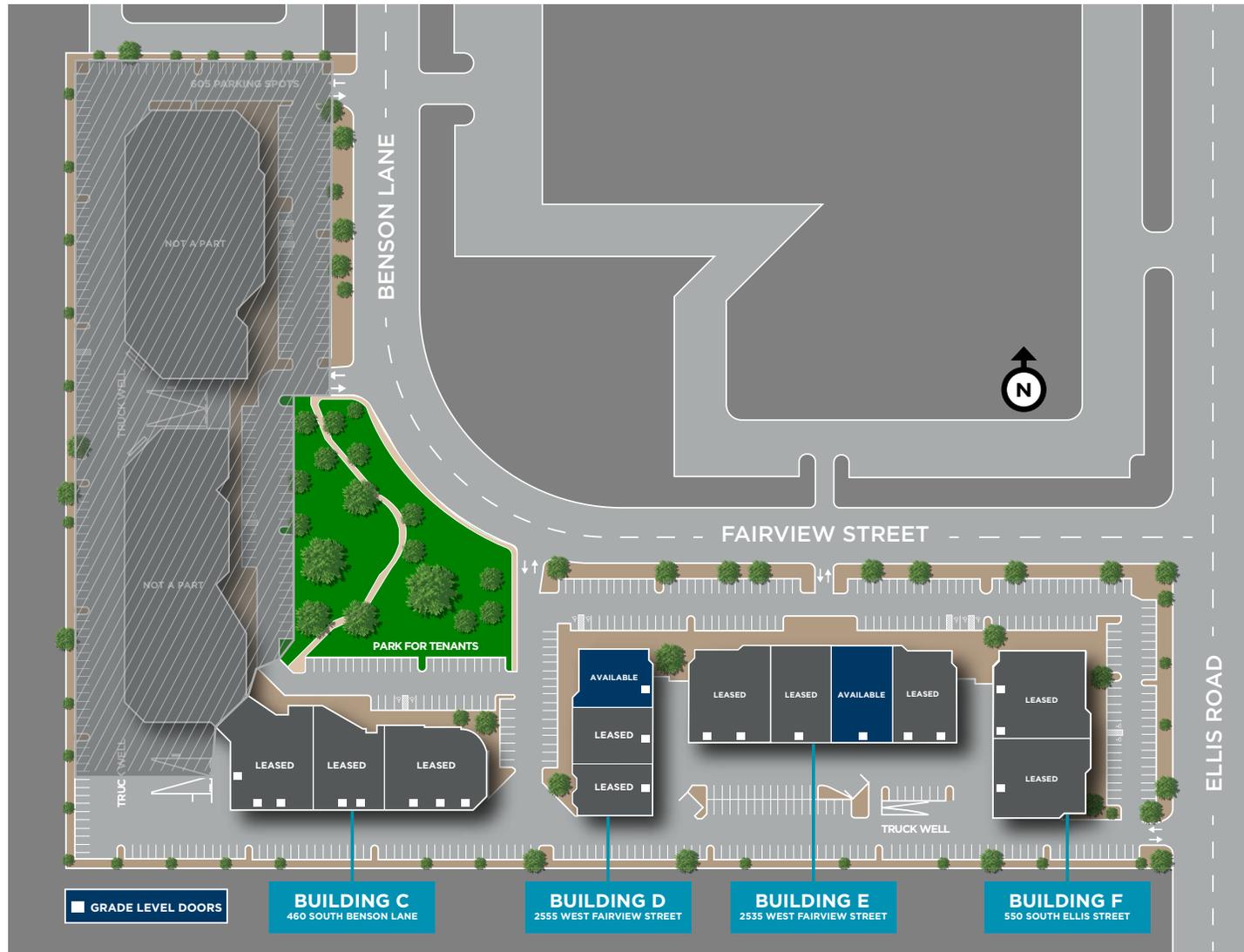
5,304 AND 8,692 SF SUITES AVAILABLE



# 2555 & 2535 WEST FAIRVIEW STREET & 550 SOUTH ELLIS STREET Chandler, AZ

## PROPERTY OVERVIEW

-  **Address**  
2555 & 2535 West Fairview Street  
& 550 South Ellis Street  
Chandler (Phoenix), AZ
-  **Site Area**  
9.05 Acres
-  **Number of Buildings**  
4
-  **Year Built**  
Buildings C: 2000  
Buildings D, E, & F: 2004
-  **Zoning:**  
I-1
-  **Area**  
Price Road Corridor
-  **County**  
Maricopa
-  **Parking Ratio**  
3.1/1,000
-  **Electrical Provider**  
SRP
-  **Water & Sewer**  
City of Chandler
-  **Fiber**  
Cox Communications
-  **100% HVAC**



# CORPORATE NEIGHBORS MAP



4.6 MILES

PRICE ROAD CORRIDOR


GILA RIVER INDIAN RESERVATION LAND

ASML

1.0 MILE TO 202

Western Digital

CHANDLER FASHION CENTER 0.9 MILES

UTC Aerospace Systems

ELLIS STREET

KLA+  
TEL  
TOKYO ELECTRON

WGNSTAR

FAIRVIEW STREET

BENYON LANE

APPLIED MATERIALS

BRACKEN LANE

FRYE ROAD

0.3 MILES TO 101



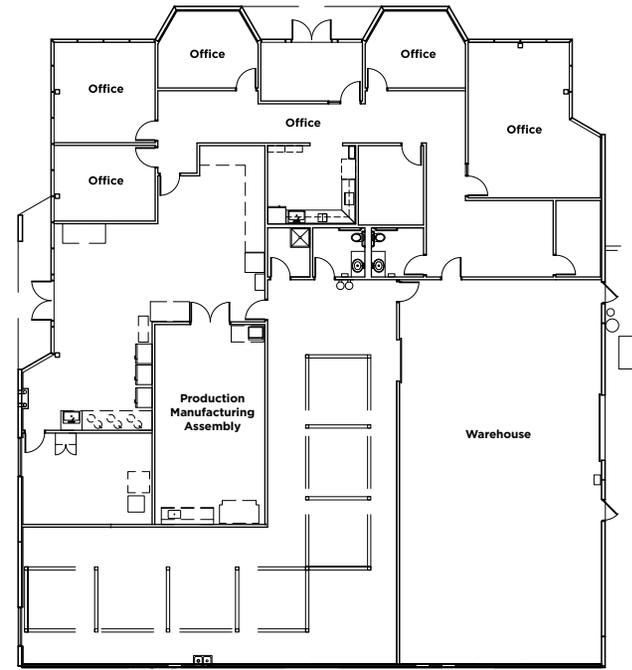
# SUITE 101/102 AVAILABILITY



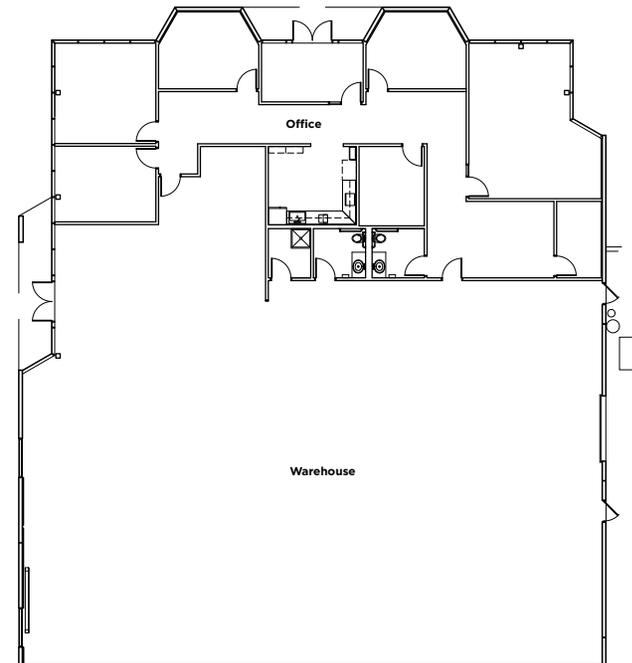
■ SUITE 101-102  
 ■ AVAILABLE  
 ■ LEASED  
 ■ NOT A PART

<b>Total SF</b>	8,692 SF
<b>Grade Level Door</b>	1
<b>Clear Height</b>	22'
<b>Parking Ratio</b>	3.1/1,000
<b>Power</b>	1,300 Amps
<b>Truckwell</b>	Access to Common Truckwell
<b>HVAC</b>	100%
<b>Status</b>	Available June 2026

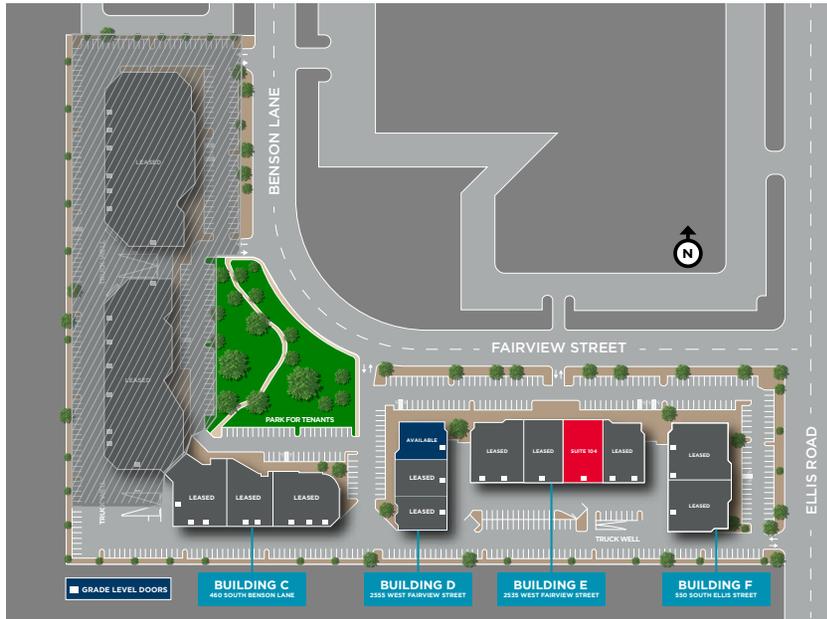
## CURRENT PLAN



## POTENTIAL PLAN



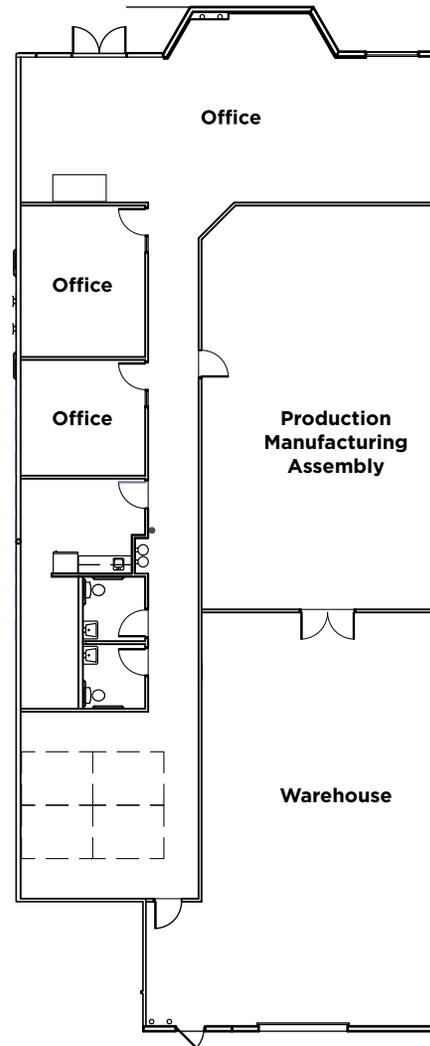
# SUITE 104 AVAILABILITY



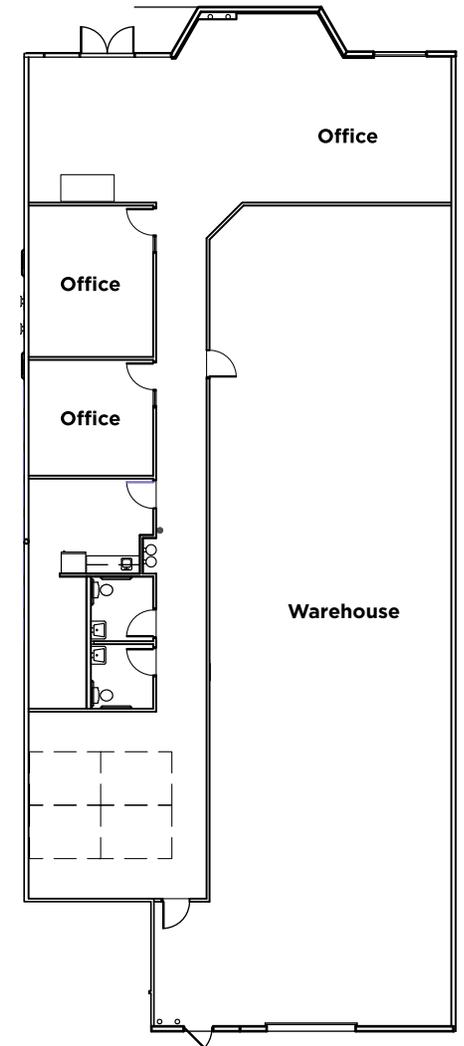
■ SUITE 104  
 ■ AVAILABLE  
 ■ LEASED  
 ■ NOT A PART

<b>Total SF</b>	5,304 SF
<b>Grade Level Door</b>	1
<b>Clear Height</b>	22'
<b>Parking Ratio</b>	3.1/1,000
<b>Power</b>	650 Amps
<b>Truckwell</b>	Access to Common Truckwell
<b>HVAC</b>	100%
<b>Status</b>	Available September 2026

## CURRENT PLAN



## POTENTIAL PLAN





**FOR MORE INFORMATION, CONTACT:**

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