

## AIR-CONDITIONED FLEX SPACE FOR LEASE

# LARGE SECURE YARD IN CHANDLER

42 West Boxelder Place, Chandler, AZ 85225



### PROPERTY DESCRIPTION

Recently renovated office/warehouse building in highly desirable light industrial area. This clean, well built and maintained property with approximately 5,600 sf office and 4,000 sf warehouse is 80% air conditioned and 20% evaporative cooled (separate warehouse portion). Lobby/reception area with small showroom/office to the side, large conference room, private office, breakroom, storage area and two restrooms. Property has two grade level roll up doors 10' wide and 12' high, plenty of parking and a large, secure fenced yard. Located between Elliot and Guadalupe, just west of Arizona Ave.

### PROPERTY HIGHLIGHTS

- 400 amp/3 phase power
- Large, private secured fenced yard
- 2 roll up doors 10' wide x 12' high
- Easy access to US 60 and Loop 101
- Just renovated
- Local ownership

### LOCATION DESCRIPTION

Situated in Dobson Business Park just to the west of Arizona Avenue (SR 87) with easy access to Loop 101 and US 60 freeways in Chandler, Arizona. The City of Chandler is business friendly and a prime location for industrial and flex space users. Companies such as Intel and Northrop Grumman have a long standing presence along with expansion plans in the works. Chandler boasts an array of nearby amenities, including restaurants, shopping centers, and recreational facilities, providing convenience for employees and clients.

### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	9,675 SF
Lot Size:	0.73 Acres
Building Size:	9,675 SF

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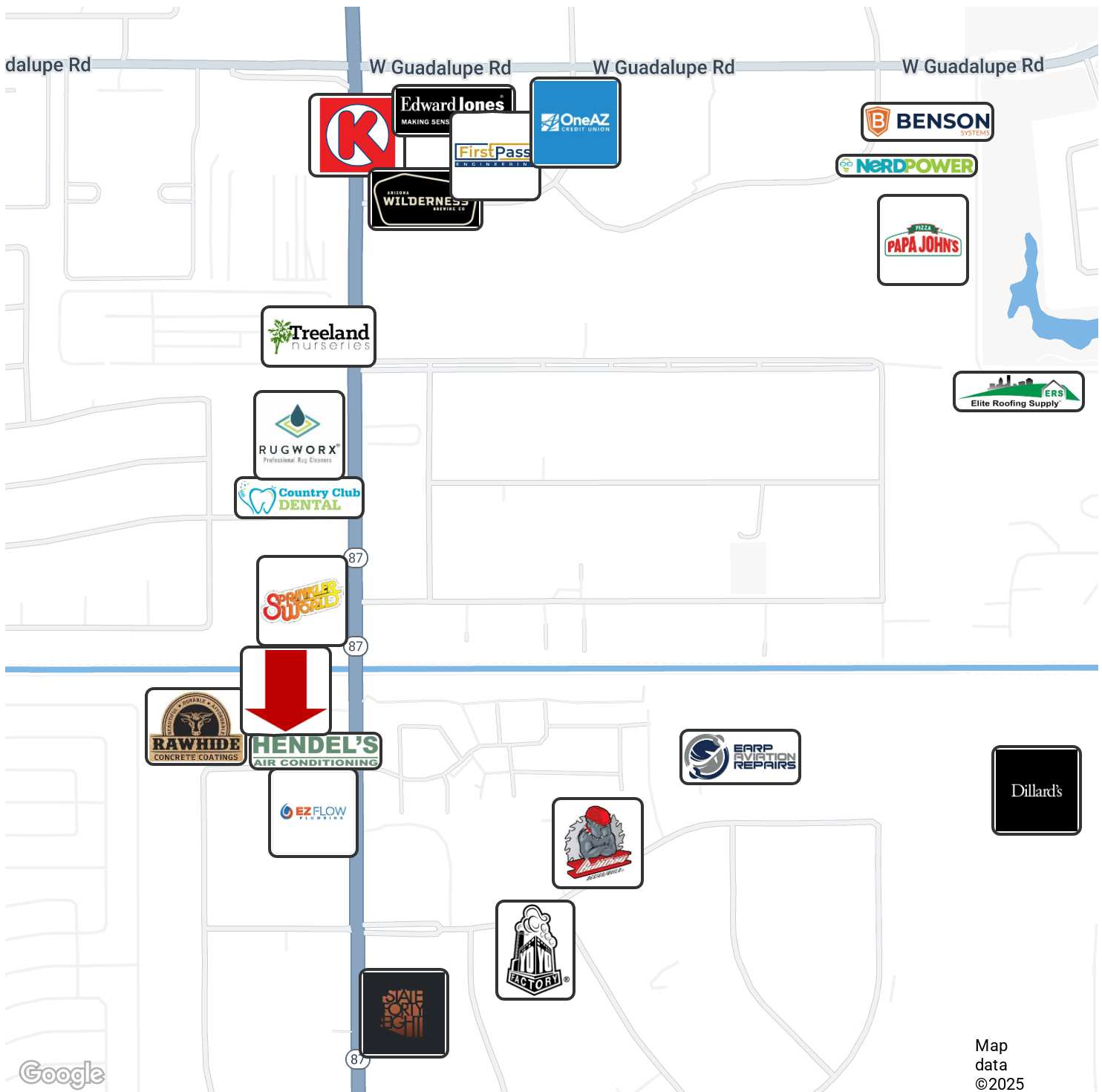
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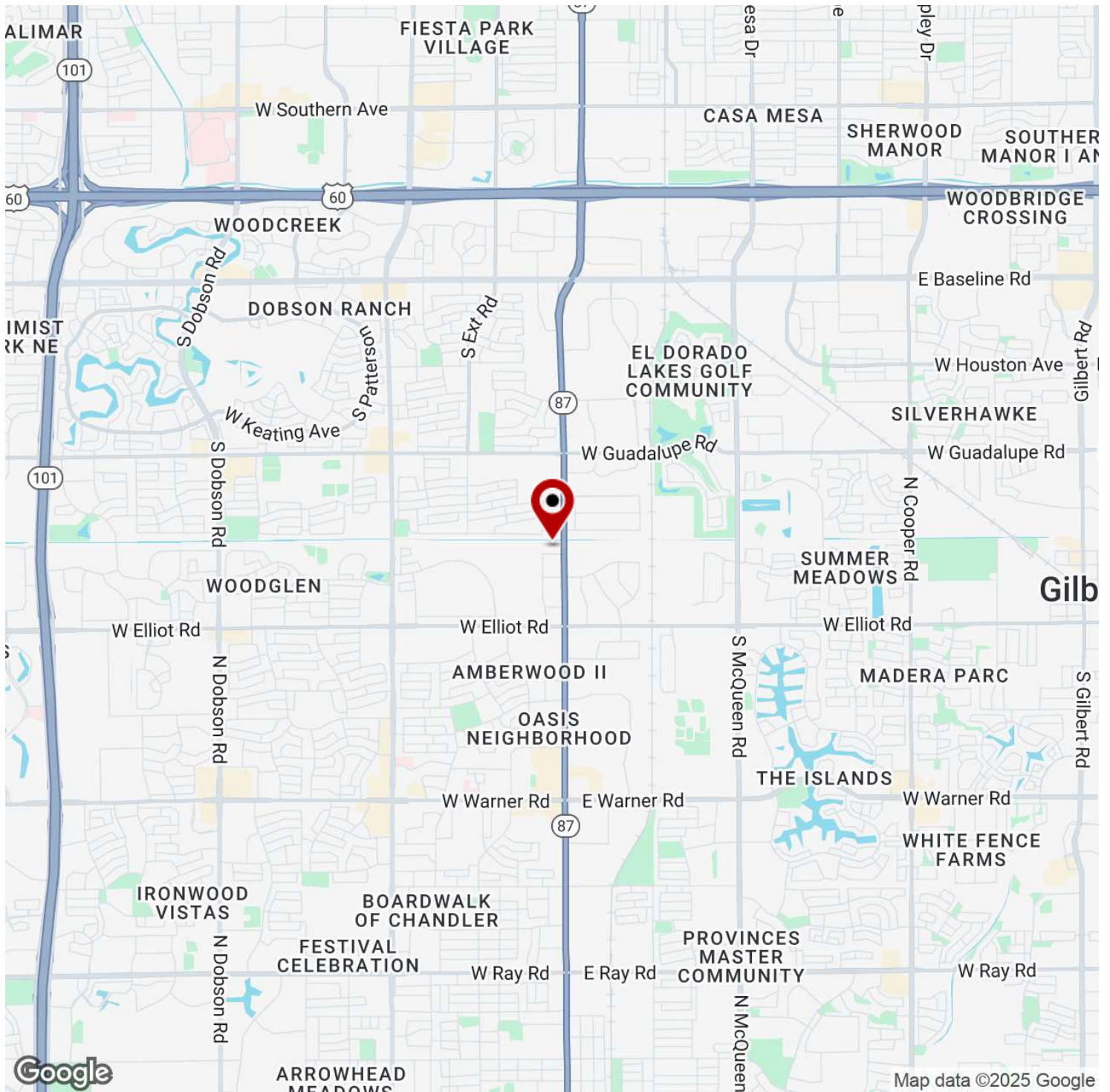
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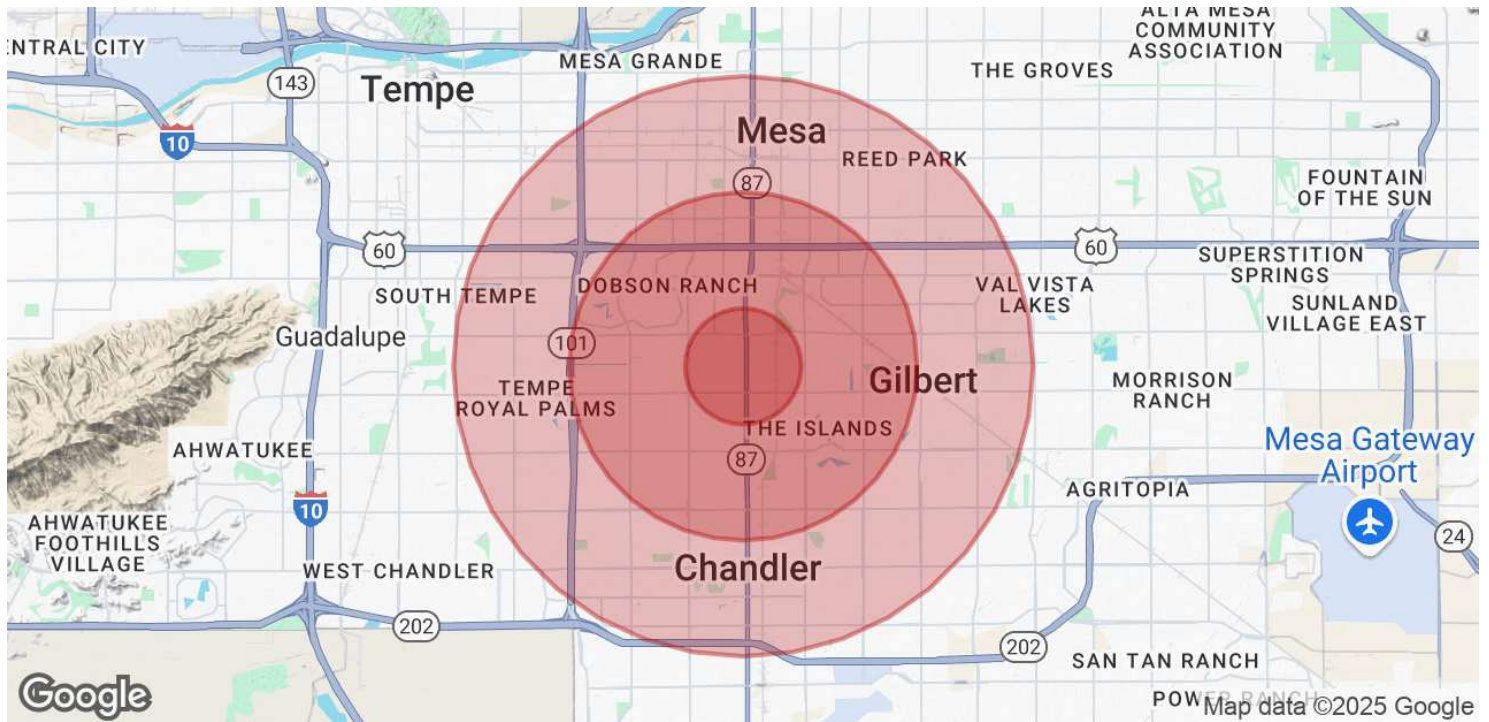
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,094	133,262	408,877
Average Age	37.9	37.3	36.9
Average Age (Male)	37.1	36.5	36.0
Average Age (Female)	38.8	38.2	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,905	51,821	153,584
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$100,923	\$94,990	\$93,846
Average House Value	\$346,513	\$352,281	\$365,027

\* Demographic data derived from 2025 CoStar estimates

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