

FOR LEASE | INDUSTRIAL

WESTECH CORPORATE CENTER

470 E Warner Rd Ste 4, Chandler, AZ 85225



Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com

coberealestate.com

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Industrial Property In Chandler

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PROPERTY OVERVIEW

Position your business in a high-visibility location at the bustling intersection of N Arizona Ave and E Warner Road. This $\pm 2,752$ SF space offers a versatile, open layout – a true blank slate ready to be customized to your needs. Features include a 12'x14' roll-up door, private entrances on both ends, a restroom, and evaporative lessor with brand-new belts and coolers. The space has been freshly painted and is ready for immediate occupancy.

Suite 4 | $\pm 2,752$ SF | \$17.00/SF NNN

PROPERTY SUMMARY

Available SF:	2,752 SF
Lease Rate:	\$17.00 SF/yr (NNN)
Lot Size:	0.06 Acres
Building Size:	13,010 SF
Grade Level Roll-Up Doors:	1
Year Built:	2008
Zoning:	PAD
Cross Streets:	E Warner Road/N Arizona Ave

PROPERTY HIGHLIGHTS

- 10-Minute Drive from Loop-101, Loop-202, and US-60
- 1 (12'x14') Grade Level, Roll-Up Door
- 28,323 VPD
- Includes 1 Flex Office, 1 Restroom, Warehouse
- Evaporative Cooler On-Site
- 200A 120/208 V Power Available
- 18' Clear Height

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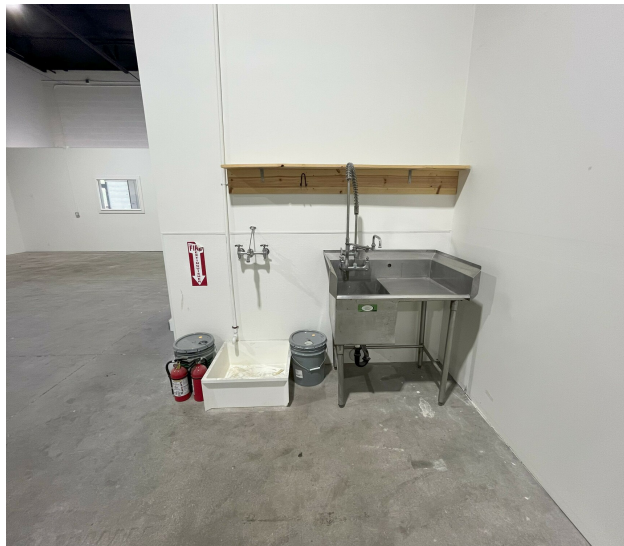
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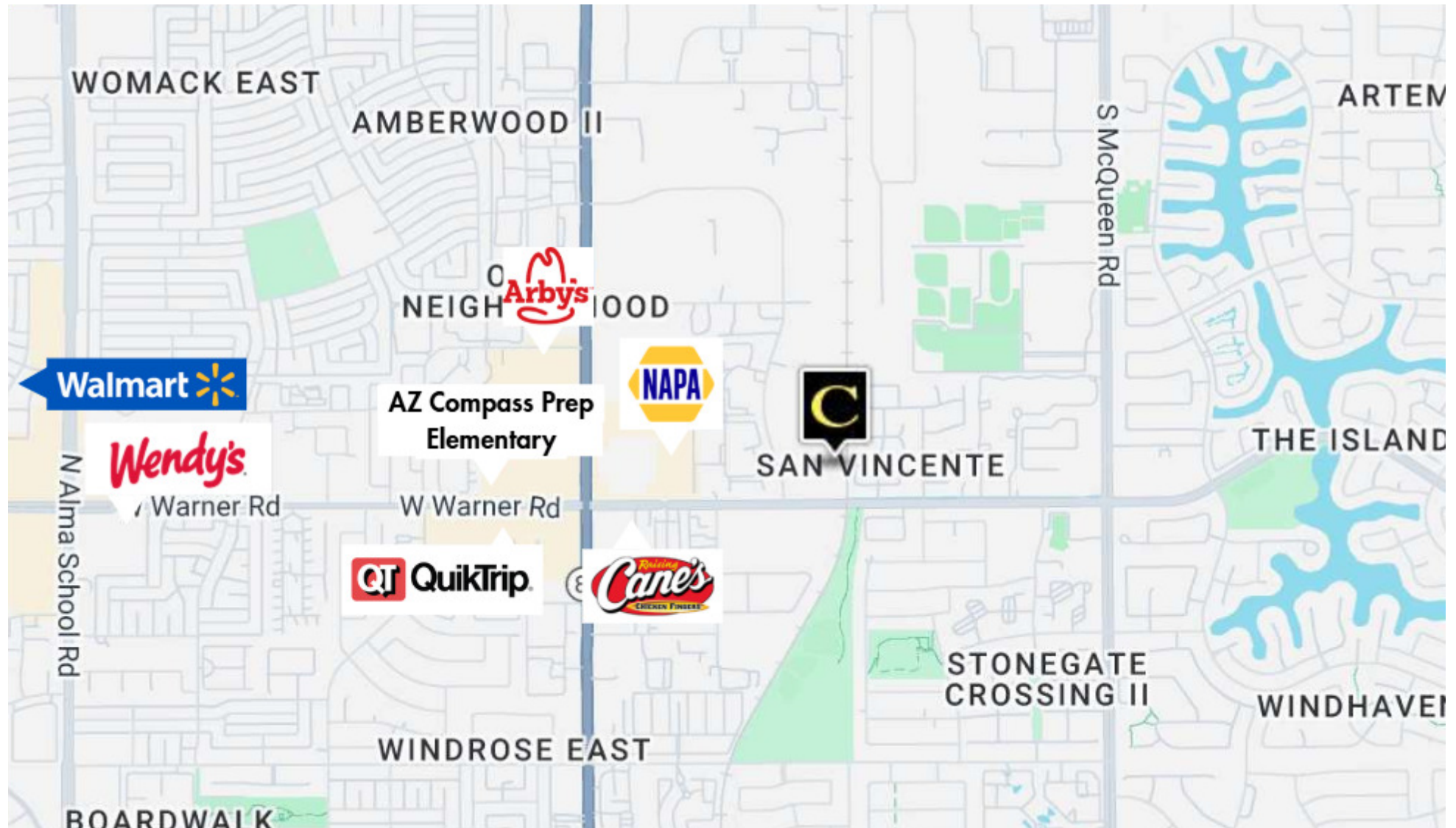
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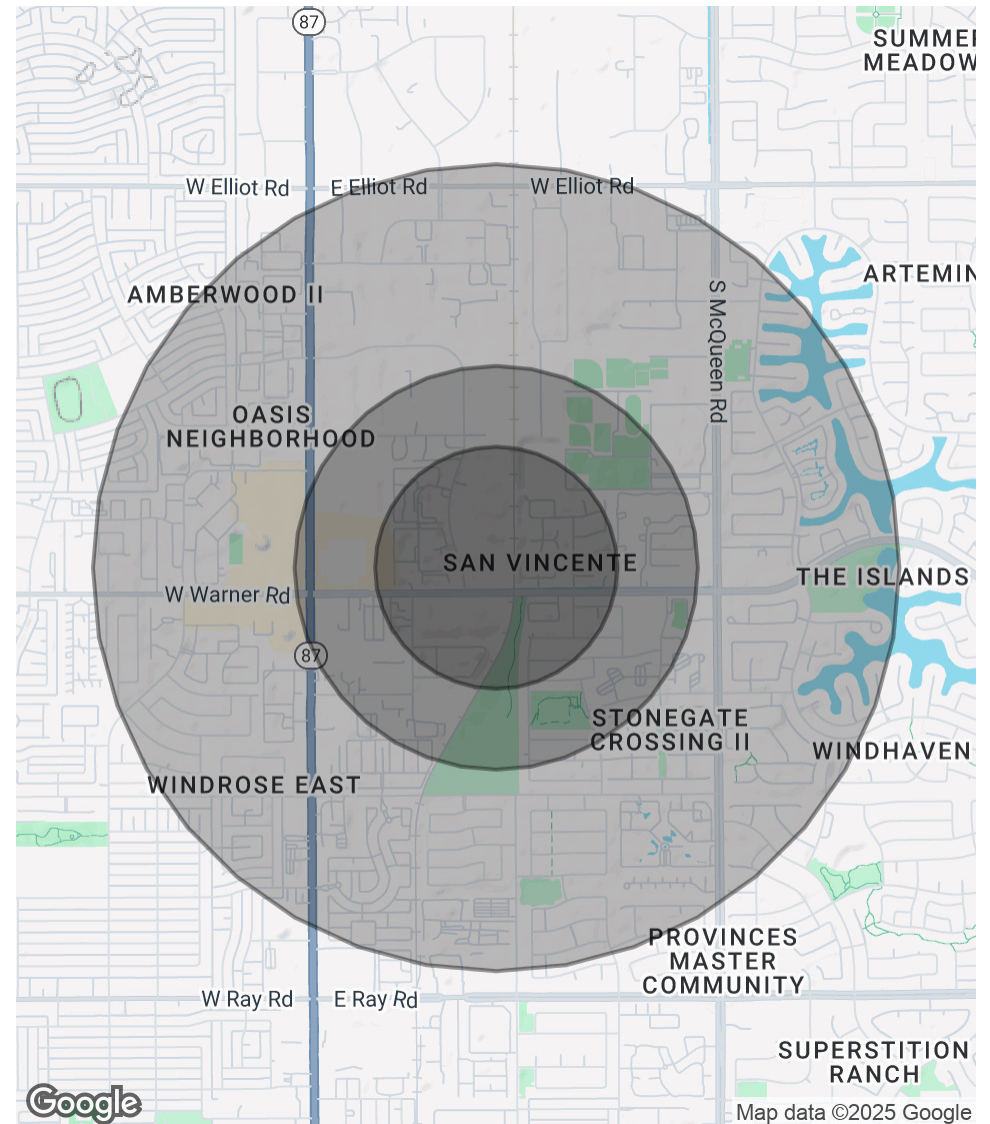
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,155	3,813	16,101
Average Age	35	36	37
Average Age (Male)	34	35	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	496	1,649	6,769
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$102,636	\$101,763	\$105,201
Average House Value	\$393,044	\$378,618	\$397,433

Demographics data derived from AlphaMap



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