

FOR SALE / FOR LEASE

9 SOUTH ROOSEVELT

CHANDLER, ARIZONA

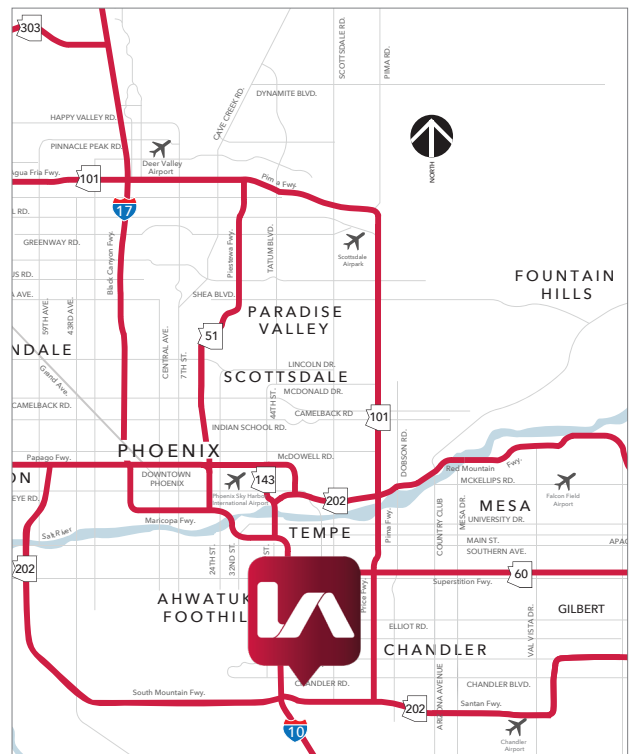
CONSTRUCTION COMPLETE - IMMEDIATE OCCUPANCY



FEATURES

- 15,353 SF Total
- 12,973 SF Warehouse
- 1,021 SF Office
- 1,359 SF Mezzanine Deck
- **32' Clear Height**
- 100% HVAC
- 1200 Amps of 277/480v Power
- Fiber Optic 4" Pathway Conduit In Vault, Additional 2-3" Conduits for Communication
- Truckwell
- Intel Adjacent
- 25 Parking Spaces
- Zoned I-2 - City of Chandler
- 1.01 Acre Site

Steve Farrell
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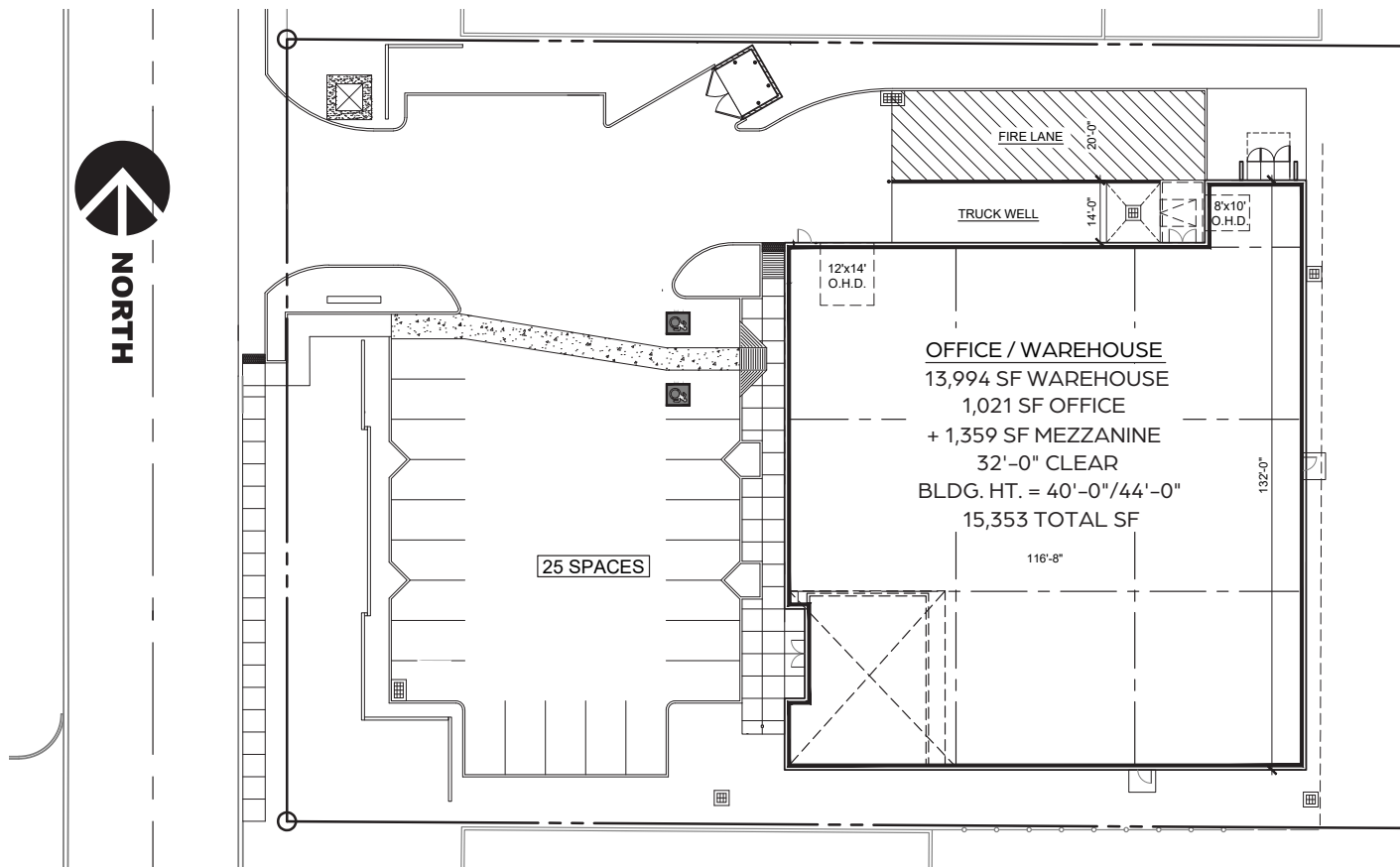
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COMMERCIAL REAL ESTATE SERVICES



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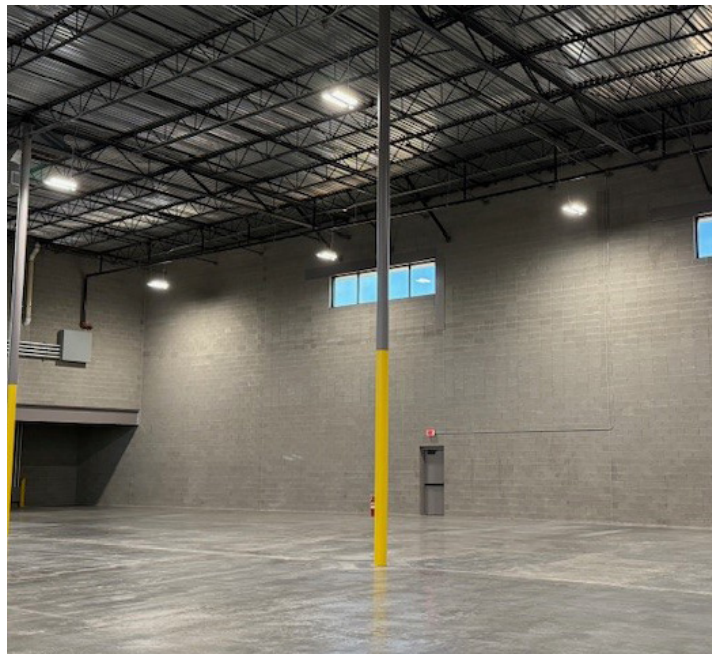
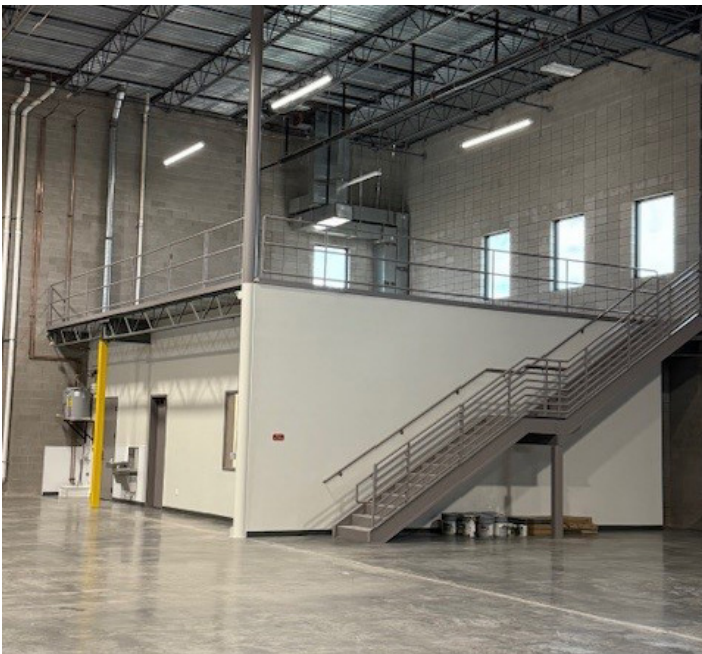
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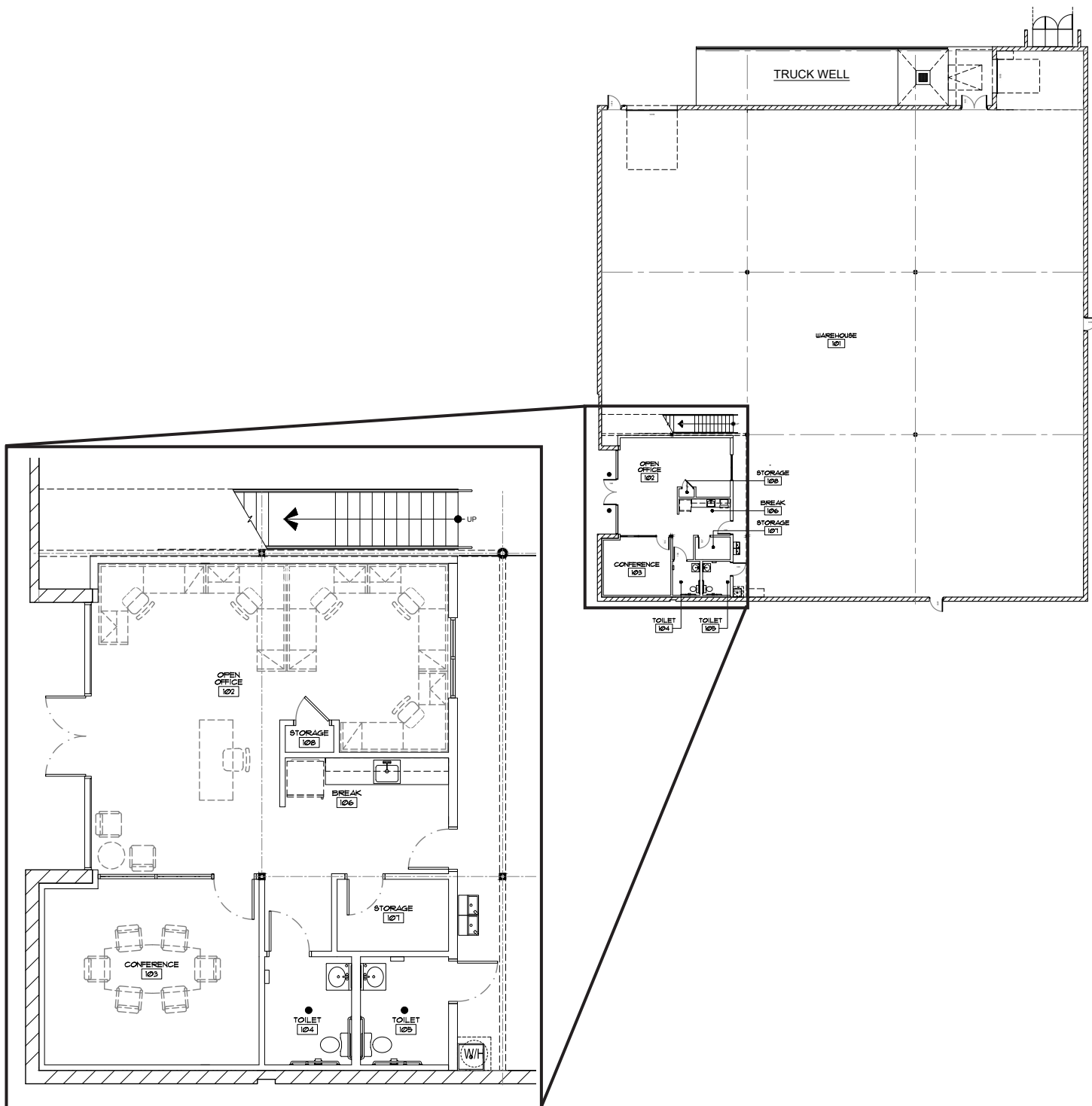
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