

# 323 S. BRACKEN LN.

CHANDLER | ARIZONA



**FOR LEASE | ± 47,997 SF WITH YARD**  
INDUSTRIAL MANUFACTURING FACILITY

FOR MORE INFORMATION,  
PLEASE CONTACT:

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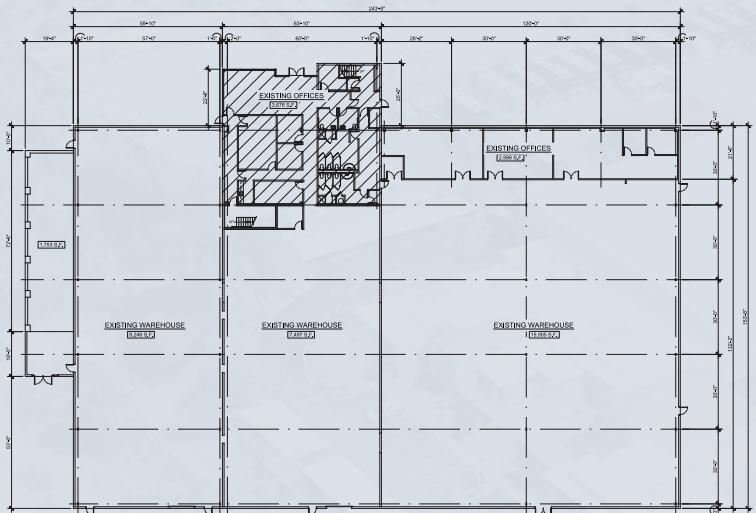
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### PROPERTY FEATURES

- ± 47,997 SF with Yard
- Lease Rate: \$1.65 NNN
- ± 5.39 acre site
- The warehouse is currently separated into three sections. These sections can be opened up to a single warehouse.
- Two Indoor Cranes/Hoist
- 10 Ton Crane and a 5 Ton Crane
- 80% HVAC
- 28' Clear Height
- 9,000 AMPS 277/488 V 3-Phase Heavy Power
- Epoxy Warehouse Flooring
- Approx. 20% 2 Story Office
- 20% Evaporative Cooled
- Block Fence and Secured Yard

### FLOOR PLAN



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**FOR LEASE |  $\pm$  47,997 SF ON  $\pm$  5.39 ACRES**

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### CHANDLER FASHION CENTER AMENITIES



**55+**  
RESTAURANTS  
NEARBY



**180+**  
RETAIL  
STORES



**8**  
HOTELS INCLUDING  
ONE ONSITE

#### HOTELS

- Cambria Hotel
- Hyatt Place
- Spring Hill Suites by Marriott
- Hilton

- Courtyard by Marriott Phoenix
- Drury Inn & Suites
- Homewood Suites by Hilton
- Hampton Inn & Suites

#### RESTAURANTS

- Dunkin Donuts
- Outback Steakhouse
- Cheddar's Casual Café
- Chick-Fil-A
- Einstein Bros Bagels
- In-N-Out
- Black Angus Restaurant
- Mimi's Café
- Red Robin Gourmet Burgers
- Olive Garden Italian Restaurant
- Abuelo's Mexican Food Embassy

- Chili's Grill & Bar
- Benihana
- Keg Steakhouse & Bar
- P. F. Chang's China Bistro
- Chipotle Mexican Grill
- Jimmy John's
- Five Guys Burgers & Fries
- Hop Social Tavern
- Firebirds Wood Fired Grill
- Cheesecake Factory
- Famous Daves

#### OVER 40+ RESTAURANTS AT CHANDLER FASHION CENTER

#### RETAIL

- Walgreens
- CVS
- Pier 1 Imports
- Nordstrom Rack
- T.J. Maxx
- Ross Dress for Less
- Conn's Home Plus
- Lowe's
- Michaels
- Men's Wearhouse
- Hobby Lobby
- Walmart Supercenter
- Ethan Allen

#### 180+ RETAIL SHOPS AT CHANDLER FASHION CENTER

### AMENITIES MAP



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