

FOR SALE & LEASE



New asphalt parking lot



New roof recoat



New exterior paint



FLEX INDUSTRIAL OWNER-USER

WITH INCOME

2065 WEST OBISPO AVENUE, GILBERT AZ 85233



EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW

FLEX INDUSTRIAL OWNER-USER WITH ADDITIONAL 7-YEAR TENANT INCOME

Address: **2065 West Obispo Avenue**

Asking Price: **\$12,000,000**

Building Size: **55,345 SF**

Year Built: **2005**

Site Size: **3.13 Acres**

Zoning: **I-2, Light Industrial**

Parking Spaces: **146**

Parking Ratio: **2.6/1,000 SF**

MSA: **Phoenix**

Submarket: **Chandler/Gilbert**

Multi-tenant Capable: **Yes**



OFFERING:

ORION Investment Real Estate is pleased to present an opportunity to acquire 55,345-square-foot flex building with significant income.

The property features a versatile layout currently configured for two tenants, creating an ideal opportunity for an owner-user to occupy a portion of the building while generating income from the existing tenant.

HIGHLIGHTS:

- Gated Yard
- 2,000a/277-480v 3 Phase Heavy Power
- (4) Grade-level Roll-Up Door
- Enclosed Yard Area
- Near the US 60 and 101 Price Freeway
- Covered and Uncovered Parking Spaces
- Monument Signage Available
- New Roof Coating - 6/2026
- New Asphalt - 10/2016
- 28' Clear Height

EXISTING LAYOUT

AVAILABLE: SUITE 101

1st Office SF: 14,826 SF

2nd Office SF: 14,750 SF

EVAP Warehouse: 3,800 SF

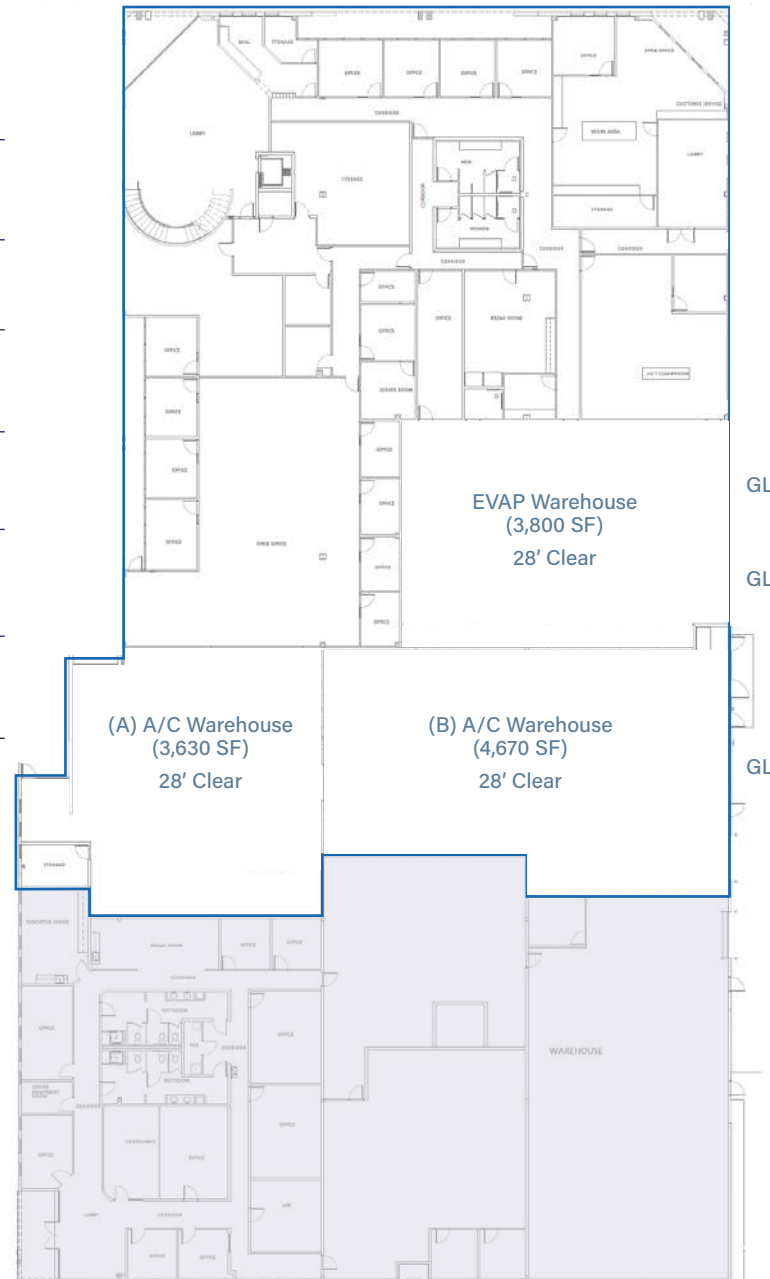
(A) A/C Warehouse SF: 3,630 SF

(B) A/C Warehouse SF: 4,670 SF

Total SF: 41,673 SF

- Grand Lobby and Reception Area
- Integrated Smart Technology throughout the Building
- Private Lounge & Recreation Areas
- Collaborative Meeting and Conference Rooms
- Ample Parking
- Floor Plan Designed to Support Modern Business Operations

FIRST FLOOR - SUITE 101



SECOND FLOOR - SUITE 101

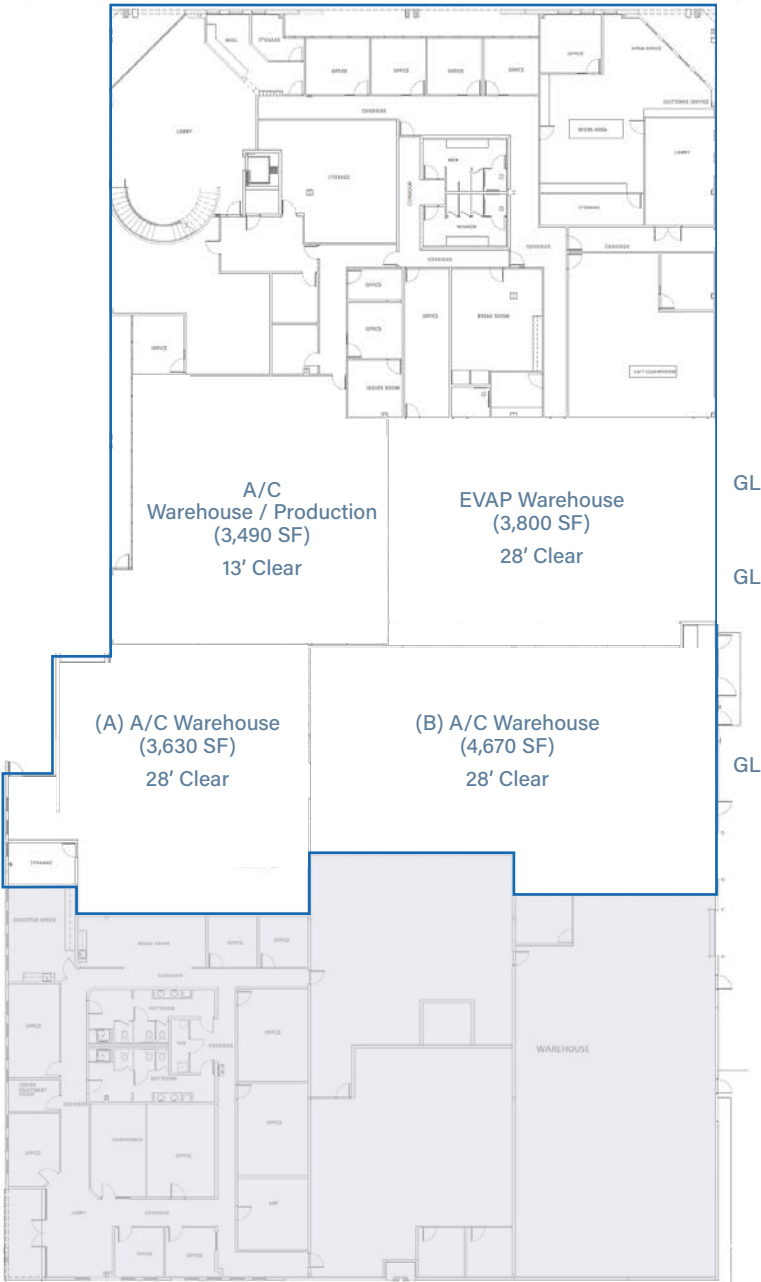


PROPOSED LAYOUT 1

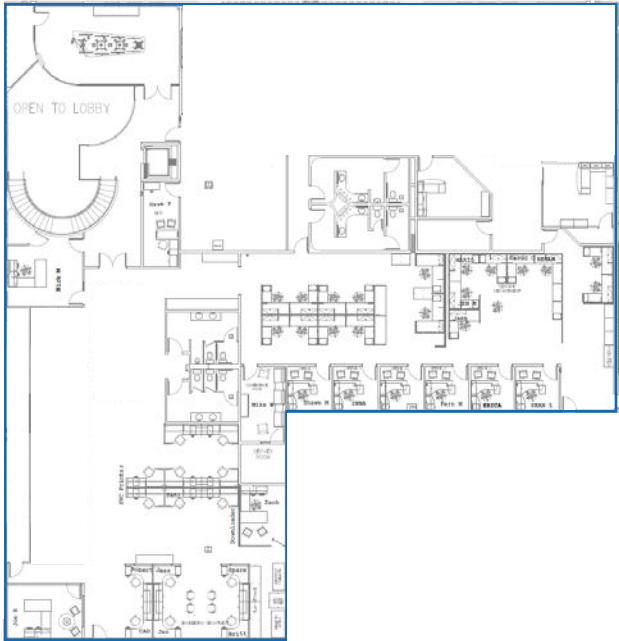
AVAILABLE: SUITE 101

1st Office SF:	11,333 SF
2nd Office SF:	14,750 SF
EVAP Warehouse:	3,800 SF
(A) A/C Warehouse SF:	3,630 SF
(B) A/C Warehouse SF:	4,670 SF
A/C Warehouse / Production:	3,490 SF
Total SF:	41,673 SF

FIRST FLOOR - SUITE 101



SECOND FLOOR - SUITE 101

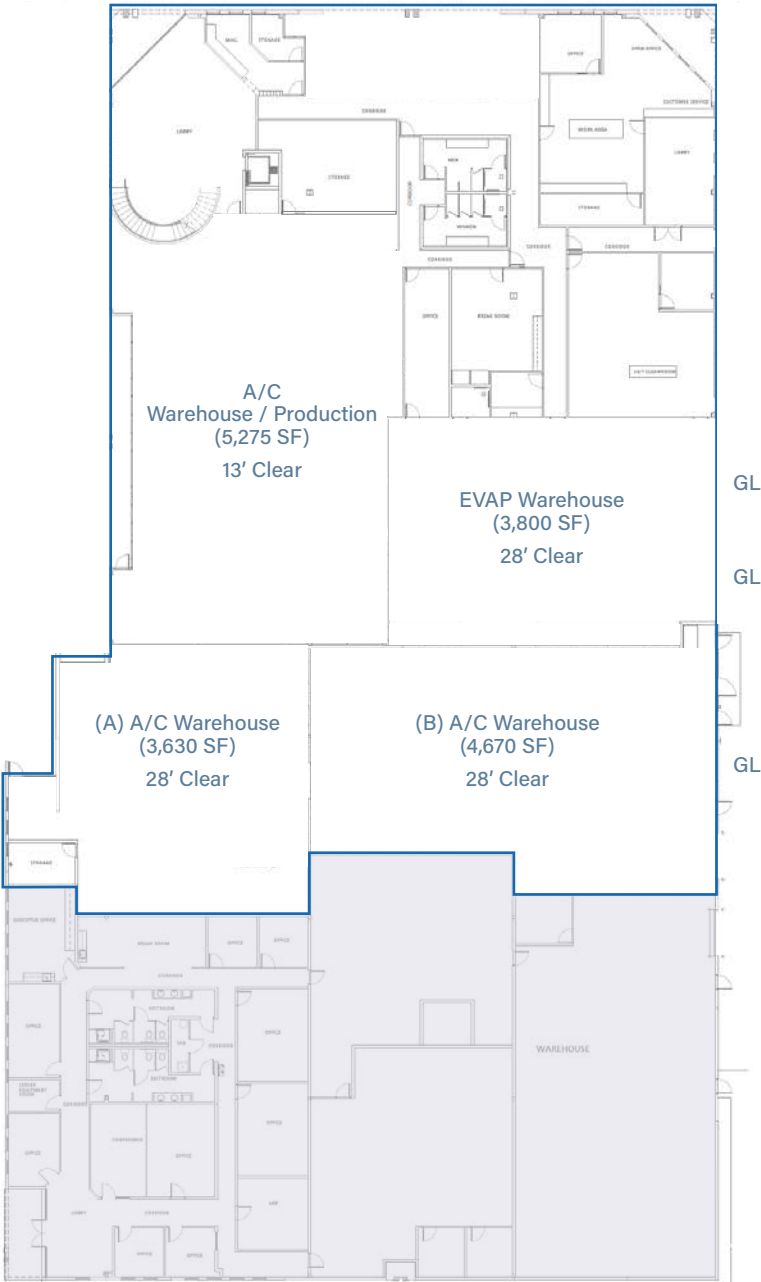


PROPOSED LAYOUT 2

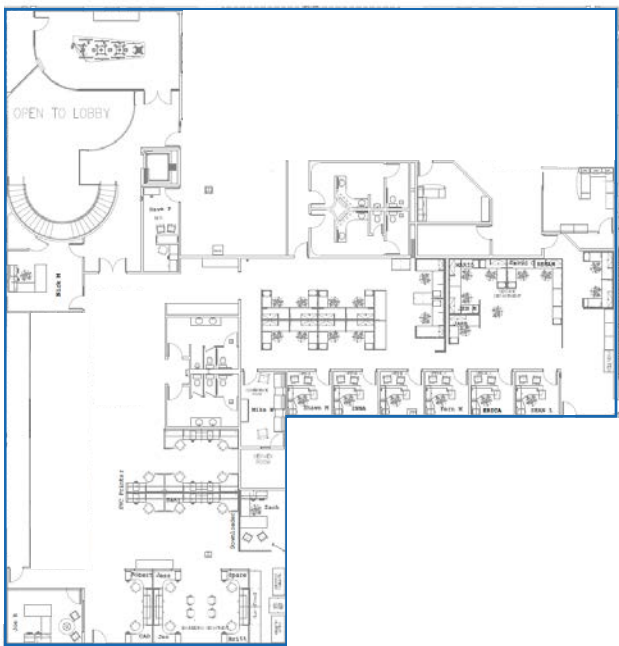
AVAILABLE:
SUITE 101

1st Office SF:	9,548 SF
2nd Office SF:	14,750 SF
EVAP Warehouse:	3,800 SF
(A) A/C Warehouse SF:	3,630 SF
(B) A/C Warehouse SF:	4,670 SF
A/C Warehouse / Production:	5,275 SF
Total SF:	41,673 SF

FIRST FLOOR - SUITE 101



SECOND FLOOR - SUITE 101

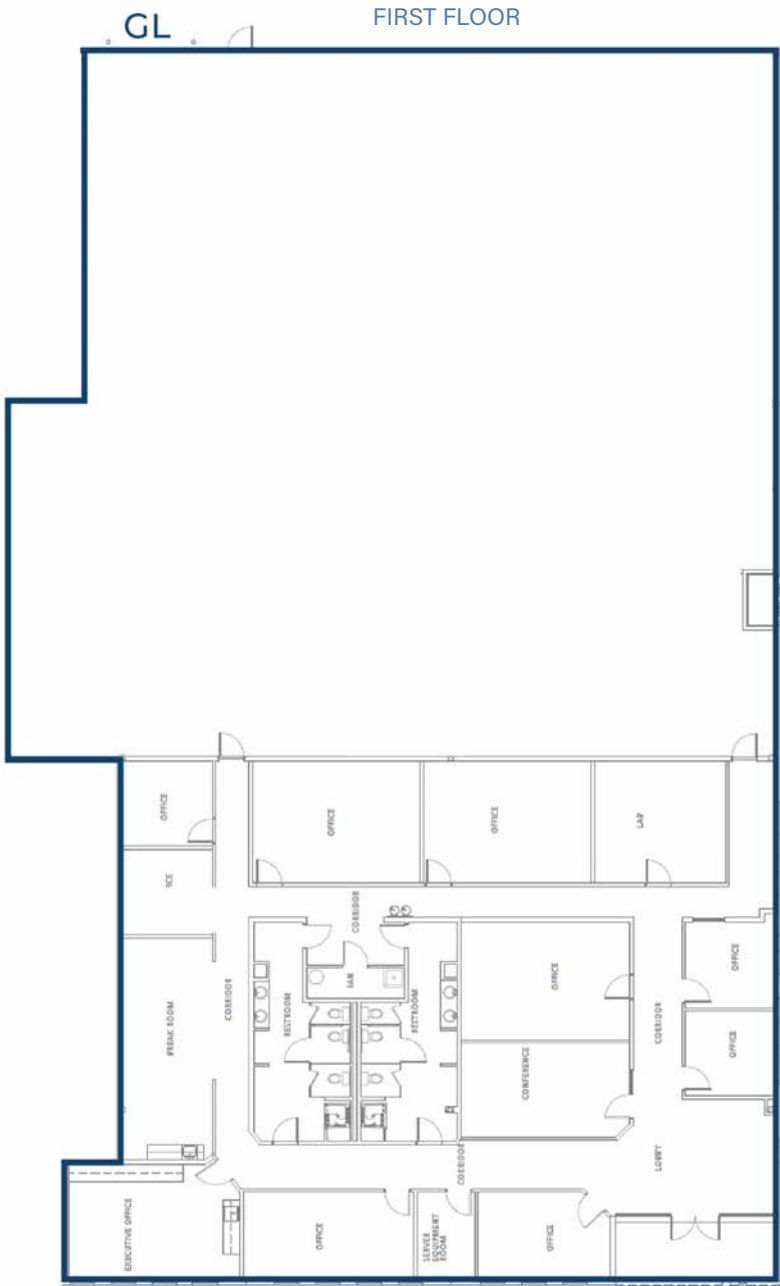


LEASED: SUITE 102

SUITE 102
CURRENT TENANT: THE LIFESTYLED COMPANY

Lease Term:	Expires 10/2033
Office SF:	5,563 SF
A/C Warehouse:	8,109 SF
Total SF:	13,672 SF

LEASED



SUITE 101



RECEPTION/ENTRY



OPTIONAL 2ND FLOOR LOUNGE



EMPLOYEE LOUNGE



CONFERENCE ROOM

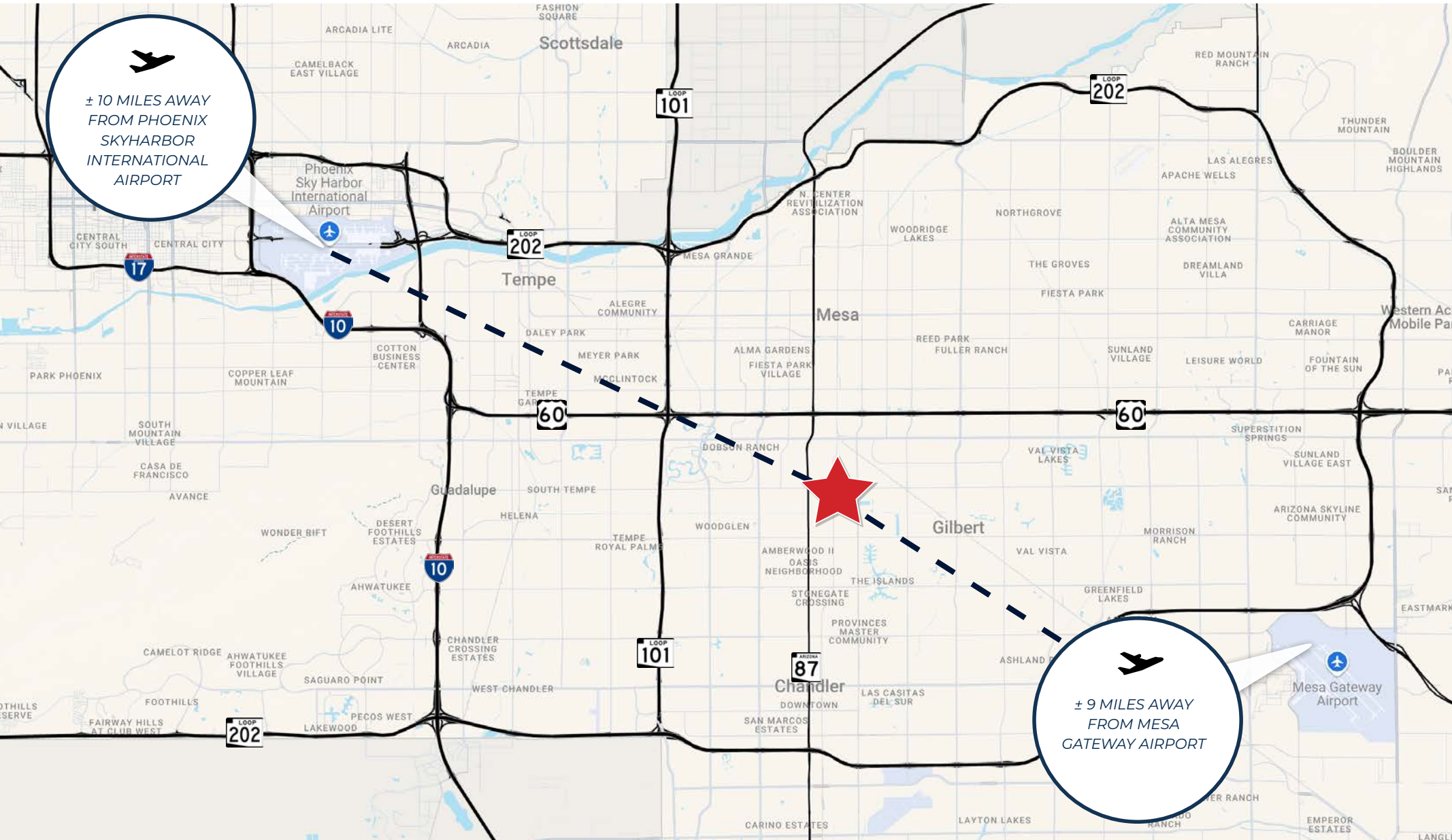


BULLPEN

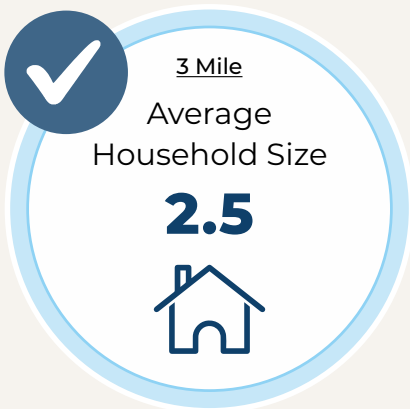
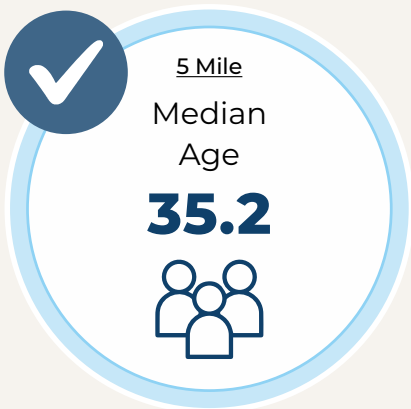
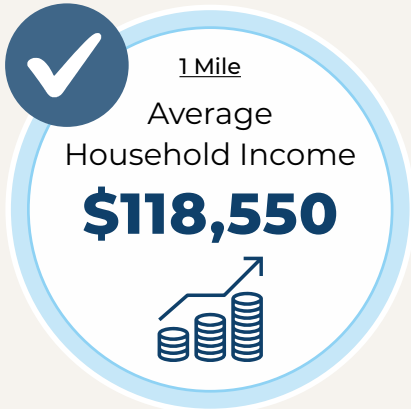
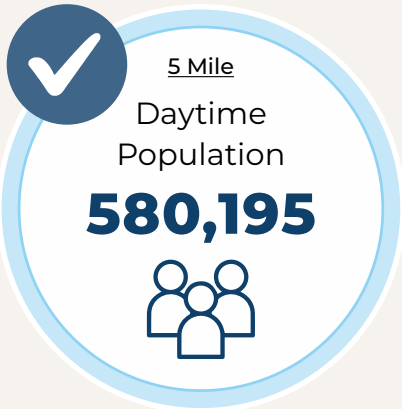


EXECUTIVE OFFICE

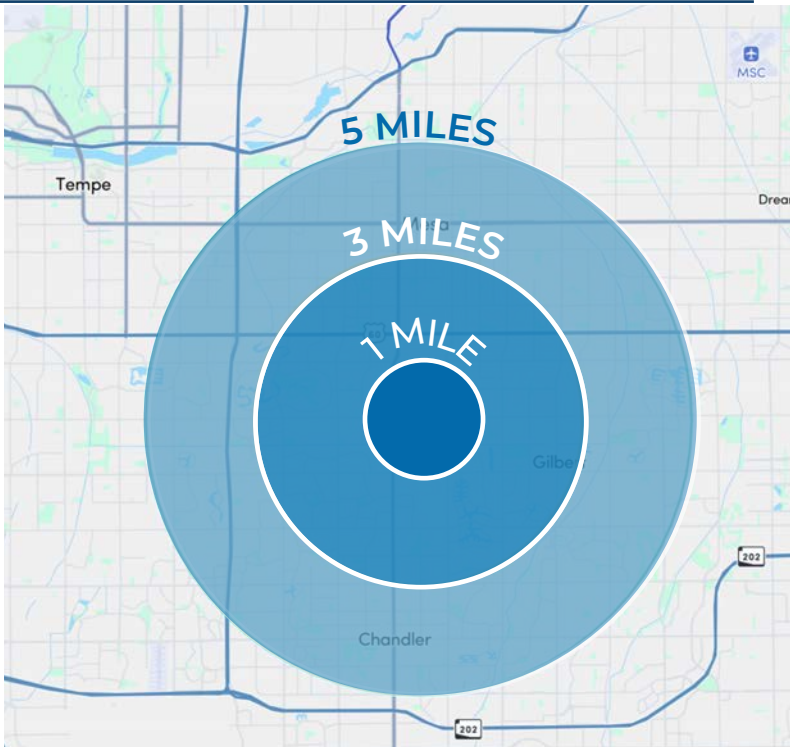
PROPERTY AERIAL



PROPERTY DEMOGRAPHICS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	19,263	214,224	580,195
Estimated Population:	9,819	142,560	422,340
Average Household Income:	\$118,550	\$110,302	\$113,171
Median Age:	35.9	34.7	35.2
Average Household Size:	2.4	2.5	2.6
Total Businesses:	869	8,850	21,675
Total Employees:	9,444	71,664	157,855





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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.