

165 SOUTH PRICE ROAD

CHANDLER, ARIZONA

OVER \$2 MILLION IN SPEC IMPROVEMENTS
RECENTLY EXECUTED



101
















FOR SALE OR LEASE















100,500 SF | 16.68 ACRES IOS | 5,700 AMPS | 2" GAS LINE

 CUSHMAN &
WAKEFIELD

 unbound
DEVELOPMENT

PROPERTY INFORMATION

 Property Address	165 South Price Road Chandler, AZ 85224
 Building Size	100,500 SF
 Office/R&D	15,000 SF
 Warehouse	85,500 SF
 Land Size	16.68 Acres (726,581 SF)
 Building Coverage	13.8%
 Year Built	1982/2004
 Clear Height	21 Feet
 Cooling	100% HVAC
 Roll Up Doors	7
 Dock High Doors	4
 Truckwells	1
 Building Width & Depth	264 Feet x 484 Feet
 Typical Column Spacing	50 Feet (Depth) x 50 Feet (Width)
 Warehouse Lighting	LED with Motion Sensors

 Truck Court Depth	North Side: 310 Feet
 Trailer Parking Spaces	±500
 Construction Type	Concrete Tilt-Wall
 Roof Type	Foam over Metal Deck
 Floor	6" Reinforced Concrete
 Sprinkler System	100% Wet
 Car Parking	123 Spaces (expandable up to 2,000)
 Outside Storage Yard	Up to 14 Acres
 Building Expansion	Expandable to Approximately 150,000 SF
 Zoning	I-1, City of Chandler Visit Website
 Natural Gas Service	2" High Pressure Southwest Gas Line (Expandable to any Capacity)
 Electrical Service	Amperage equipment boxes and casing centers in place can accommodate up to 5,700 AMPS; 277/480 V (Expandable 150 to Megawatts)
 Freeway Frontage	468 Feet
 AZ Parcel Number	303-24-002D
2025 Taxes	\$128,055.52



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PRICE ROAD

14 ACRES

BOSTON STREET

100,500 SF | 16.68 Acres IOS | 5,700 AMPS | 2" Gas Line

INTERIOR PHOTOS



EXTERIOR PHOTOS



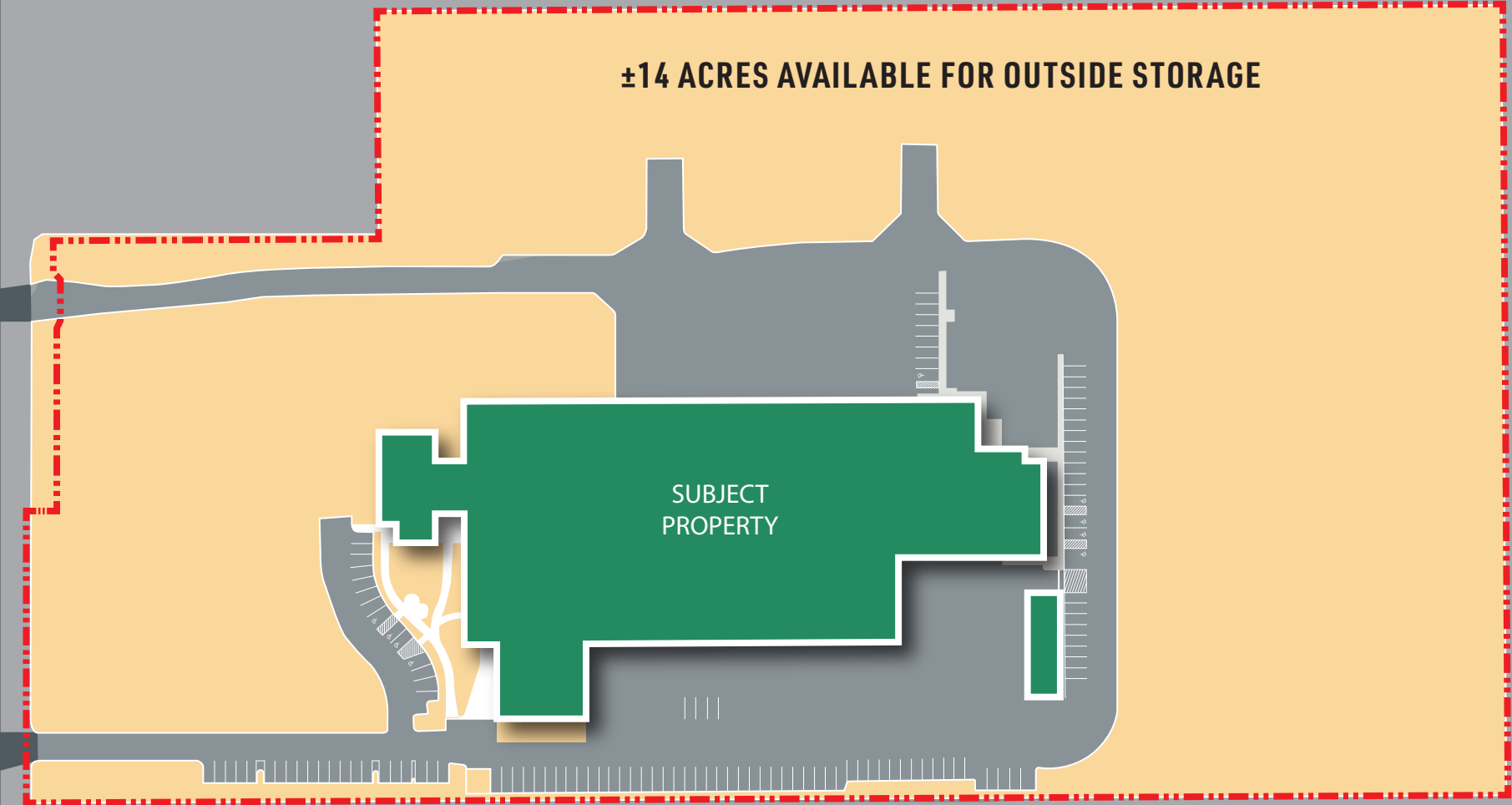
SITE PLAN

BOSTON STREET

±14 ACRES AVAILABLE FOR OUTSIDE STORAGE

SOUTH PRICE ROAD

SUBJECT
PROPERTY



CORPORATE NEIGHBORS AERIAL



INAP

APPLIED MATERIALS

TEL
TOKYO ELECTRON

Western Digital

ASML

Bashas'

Space Data

KLA

Muratec

CVS
caremark

JX Advanced Metals Corporation

CoValence
Laboratories

gm

202

101

165
SOUTH PRICE
ROAD

AIR
PRODUCTS

AZTECH
CONTROLS

PRICE FWY

CHANDLER FASHION CENTER

SANTAN FWY

NORTHROP GRUMMAN



NORTHROP GRUMMAN



campuslogic



keep

VOYA
FINANCIAL

iridium
connected

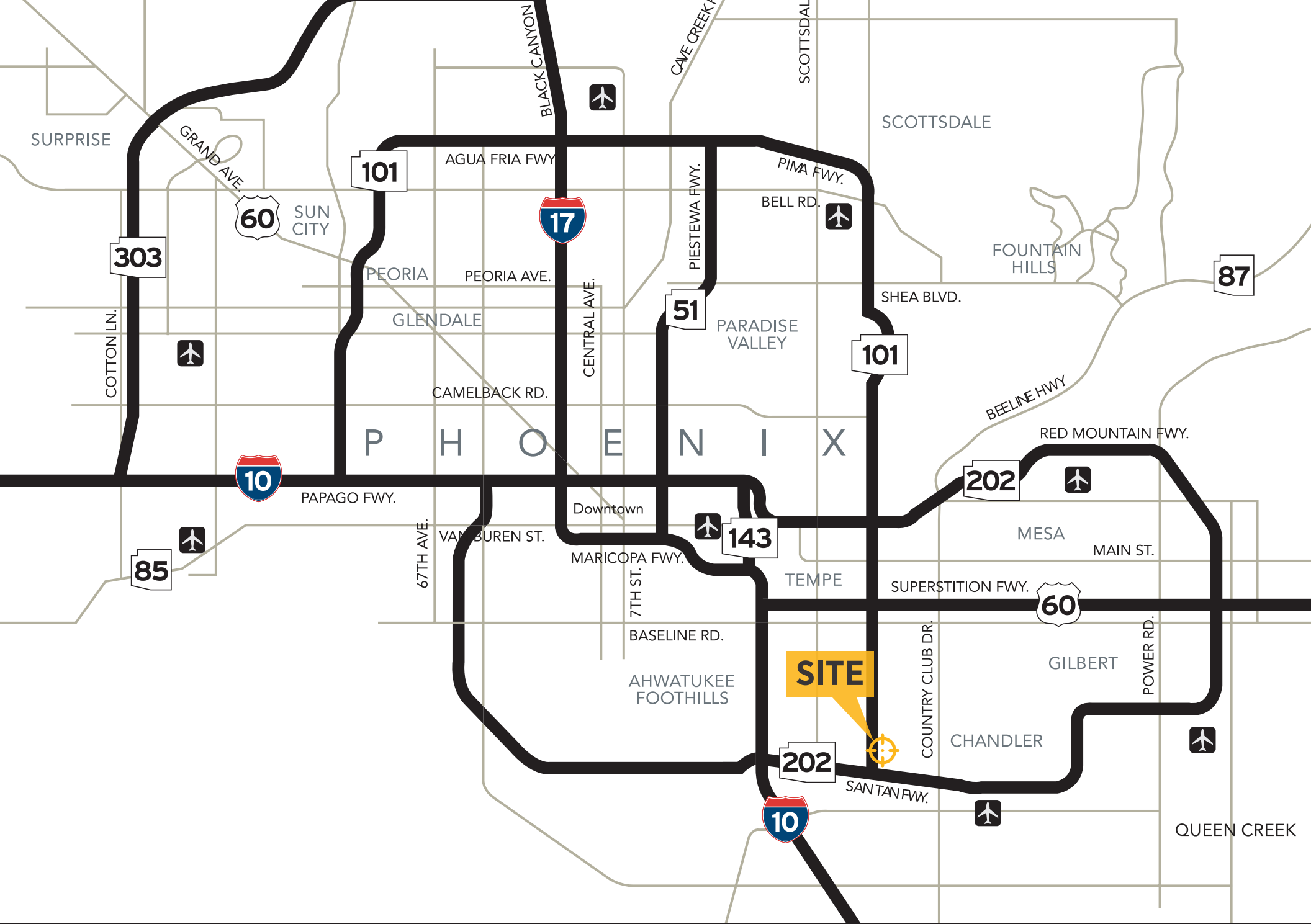
S PRICE RD

DIGITAL REALTY

TOYOTA
Financial Services

KOVACH





CHANDLER FASHION CENTER

101

PRICE ROAD

BOSTON STREET



RETAIL AMENITIES

W CHANDLER BLVD

CHANDLER FASHION CENTER SHOPPING/DINING

- Abercrombie & Fitch *aerie* ALDO Apple ATHLETA Bath & Body Works
- Buckle **BUILD-A-BEAR WORKSHOP** **CHAMPS SPORTS** **COACH** **COTTON+ON** FABLETICS
- FINISH LINE **FIVE GUYS** BURGERS and FRIES FOREVER 21 FREE PEOPLE **H&M** **Harkins THEATRES**
- HOLLISTER KENDRA SCOTT lululemon athletica **macys** PAC SUN PANDORA
- ROUND1** BOWLING & AMUSEMENT **SCHEELS** EMPLOYEE OWNED SEPHORA **SHOE PALACE** Starbucks **cheesecake Factory**
- THE CHILDREN'S PLACE chico's Dillard's The Style of Your Life. *Eddie Bauer* **EDDIE BAUER** ETHAN ALLEN *Soma*

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- HOTEL
- MULTIFAMILY

FIREBIRDS
HOP SOCIAL
GRILLE
WELLS FARGO

THE MET
AT FASHION CENTER

element
DESIGNED BY HYATT

HYATT PLACE

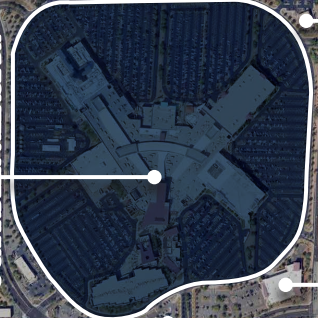
ABUELO'S MEXICAN RESTAURANT
Cafe Rio MEXICAN GRILL
Red Robin SMOOTHIE BURGERS & SHAKES
OLIVE Garden ITALIAN RESTAURANT
SUBWAY
PIEOLGY PIZZERIA
Walmart
HOBBY LOBBY

COOPERS HAWK COUNTRY RESTAURANT
PF. CHANG'S
neklar
ZUPAS YOGURTLAND

SPRINGHILL SUITES MARRIOTT
Residence INN BY MARRIOTT

Chili's

THE KEG



Freddy's STEAKBURGERS

Chompies
Original New York City Since 1977

TARGET

Fantasia Dawes

Thirst
SEARCH KITCHEN & BAR

Panera BREAD

COSTCO WHOLESALE

CAMBRIA

COURTYARD BY MARRIOTT

THE Parlay
KITCHEN + COCKTAILS

S CHANDLER VILLAGE DR

S MCGILNTOCK DR

PRICE FWY



W FRYE RD



SELLIST



W PECOS RD



S DOBSON RD



SANTAN FWY

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