

FOR SALE OR LEASE 6185 W DETROIT STREET

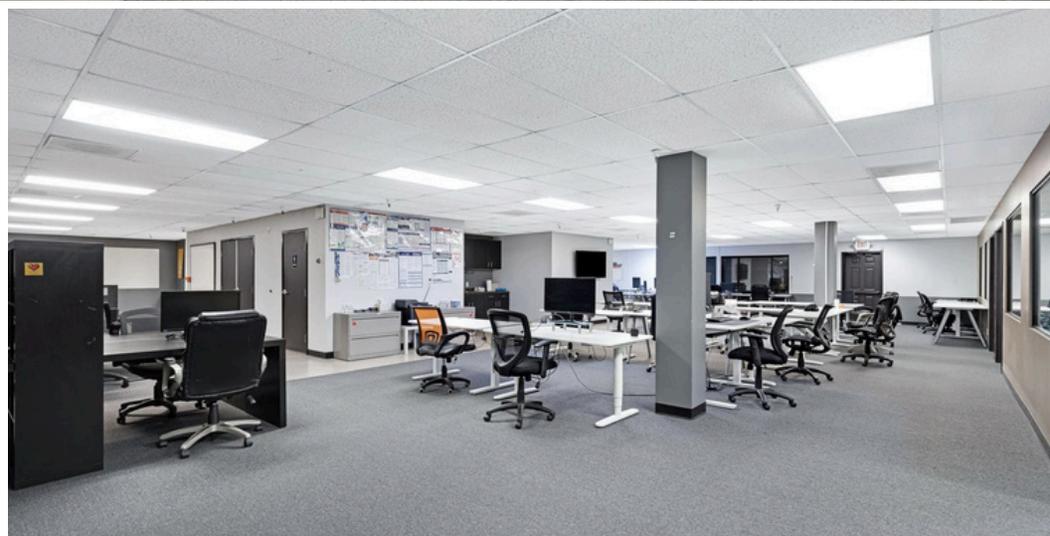
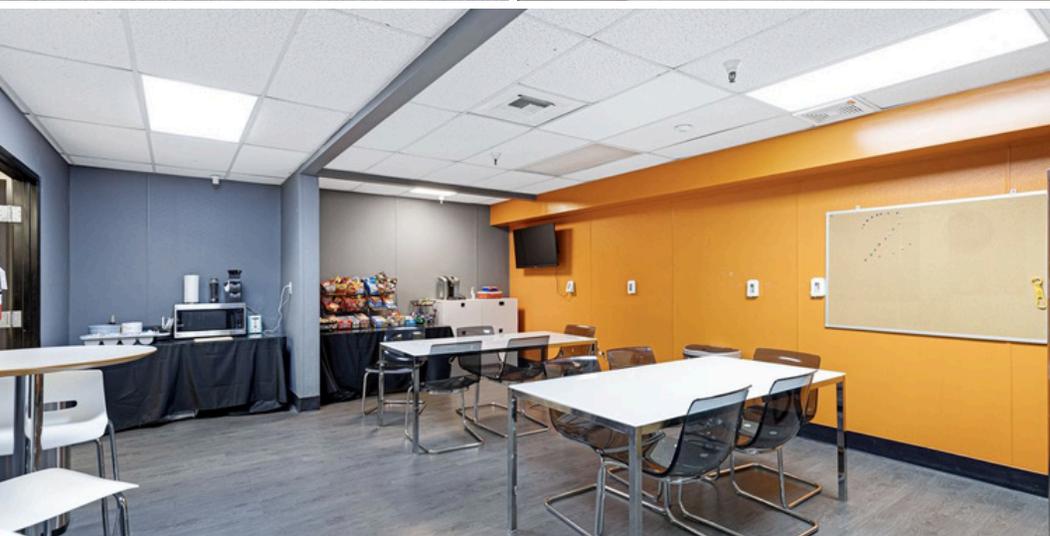
ROSS
BROWN



SITE FEATURES - 6185 W DETROIT STREET, CHANDLER, ARIZONA 85226

- +/- 6,568 SF
- Vacant for Owner/User
- Existing Buildout 100% Office (Easy to Convert to Warehouse)
- I-1 Zoning, City of Chandler
- Fenced and Secured Yard Capable with Gate
- Grade Level Loading Capable
- **Ideal for Service Companies**
- New Roof & HVAC Units 2023
- 400A Power
- Electric Security Roll Shutters
- Fire Sprinklered
- 55% Coverage Allowable by Right
- 18% Existing Site Coverage



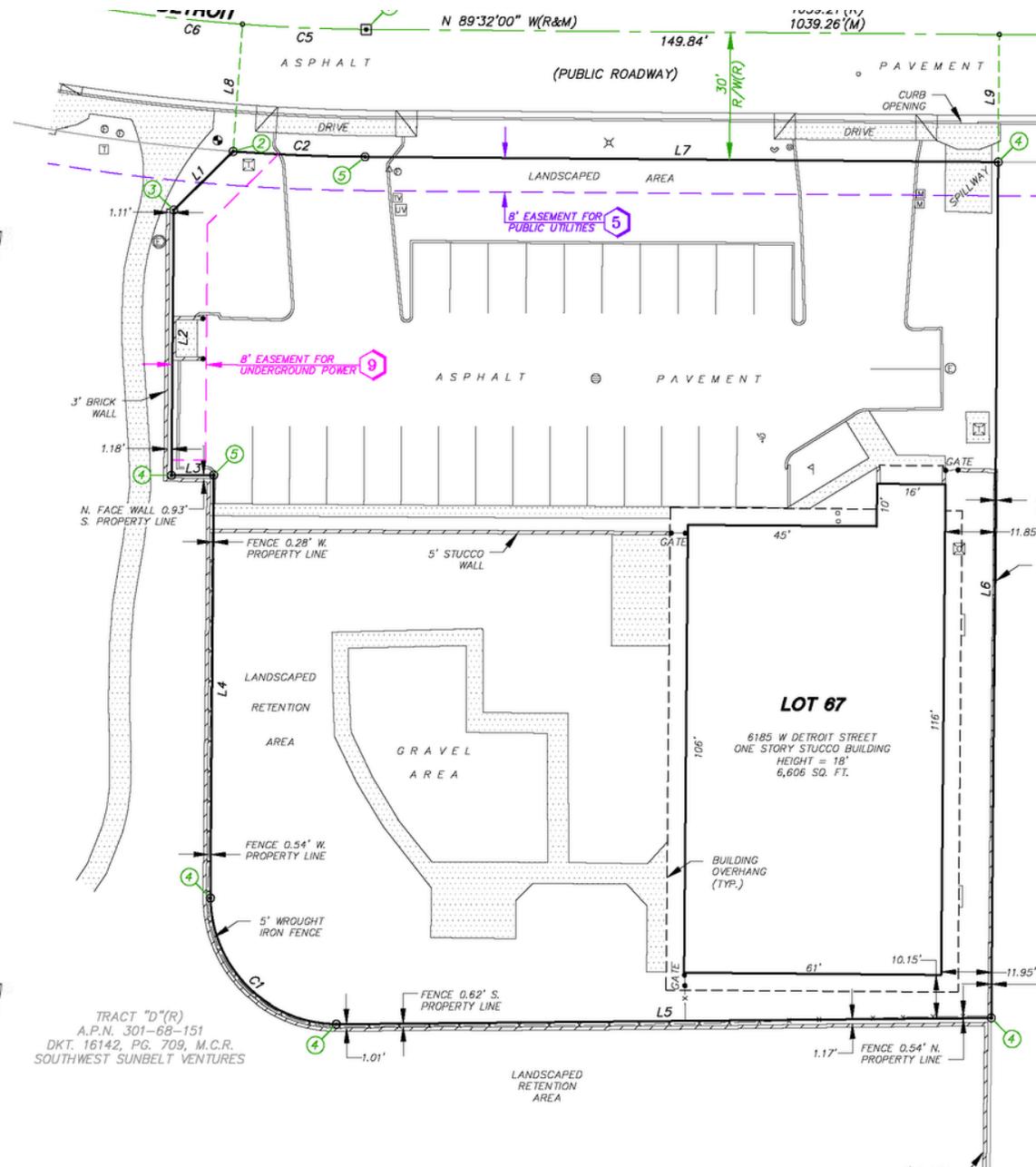
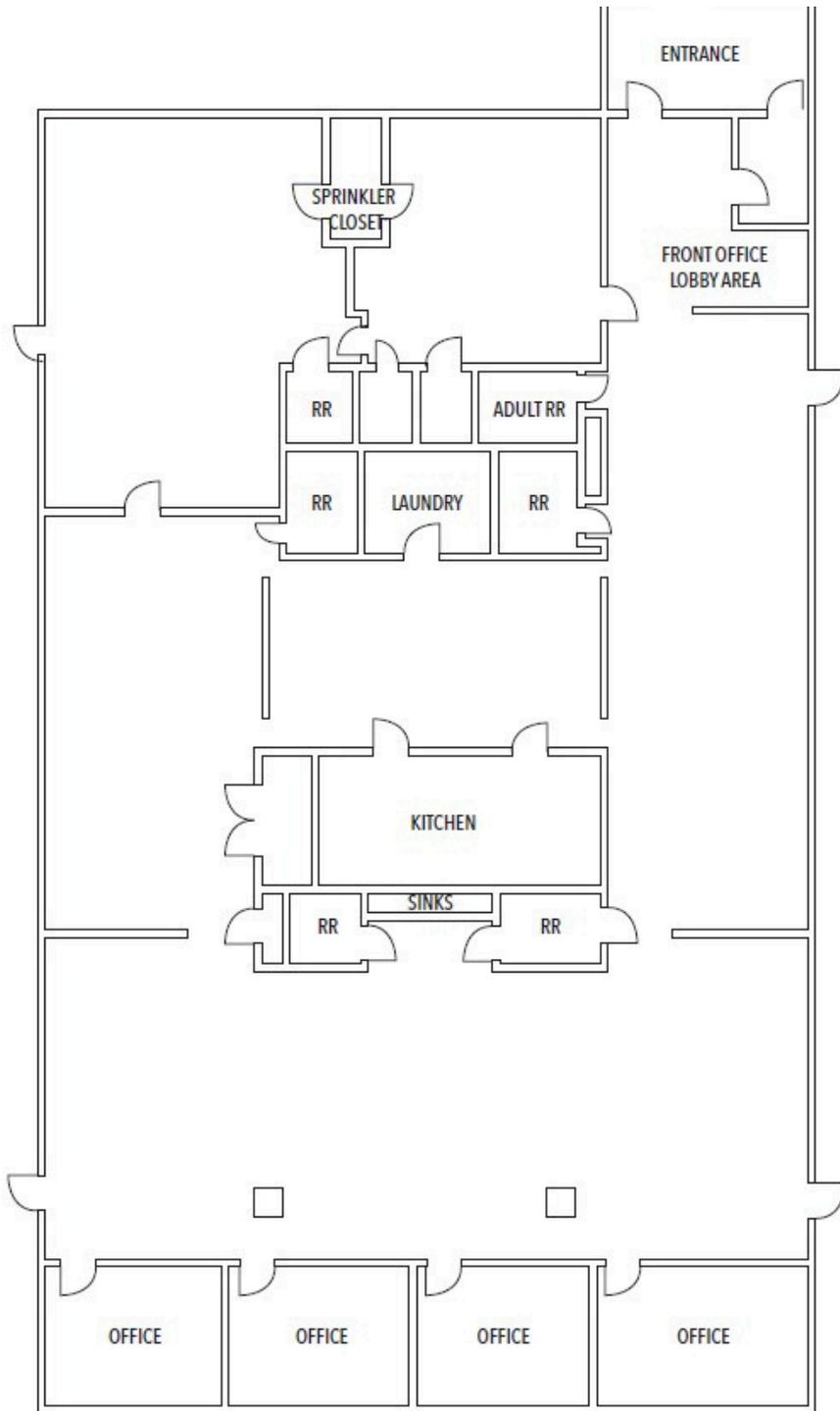


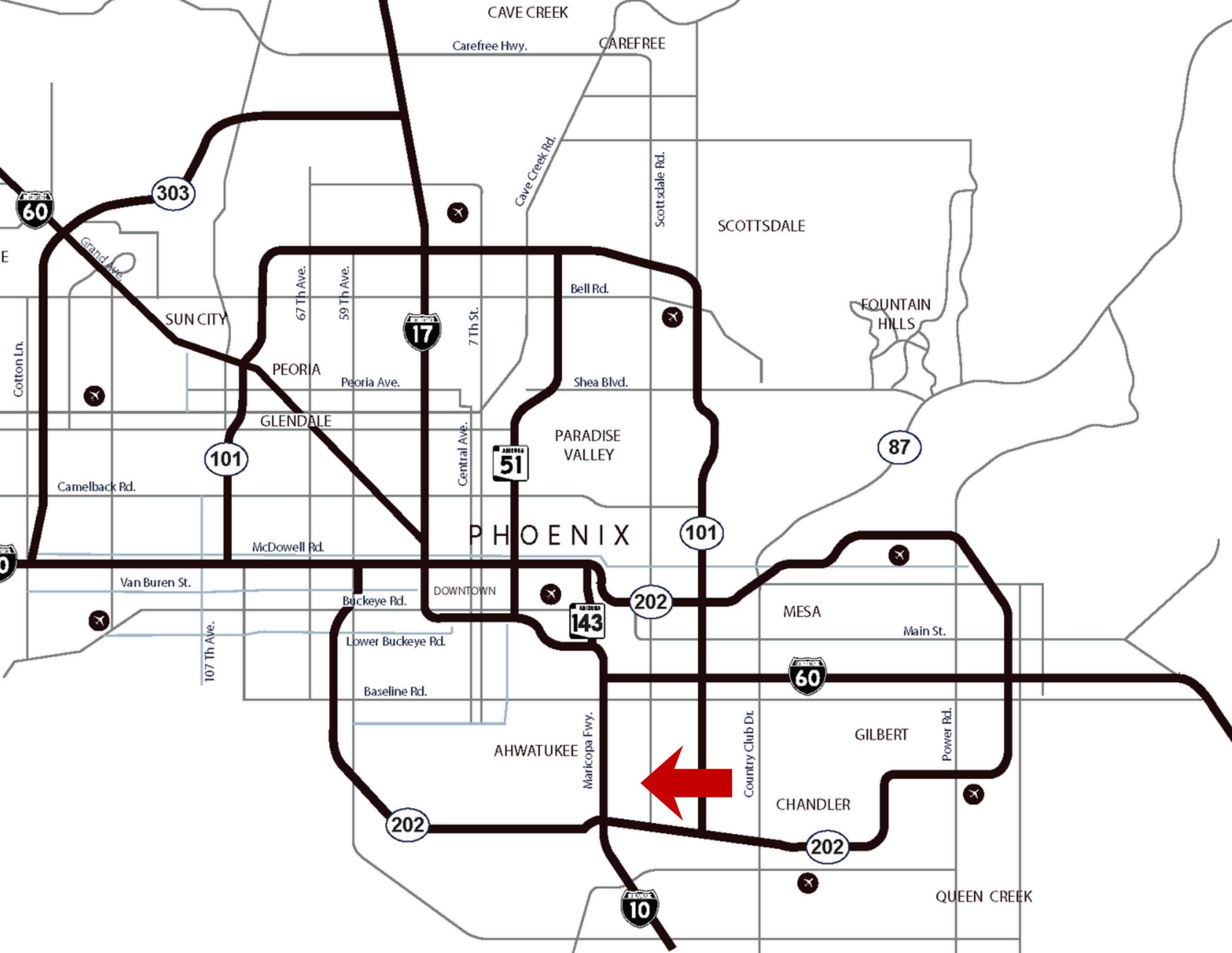


Potential Gate Access

**Potential Yard Space
+/- 13,000 SF**

FLOOR & SITE PLAN





CAVE CREEK

Carefree Hwy.

CAREFREE

Cave Creek Rd.

Scottsdale Rd.

SCOTTSDALE

303

60

Grand Ave.

SUN CITY

67Th Ave.

59Th Ave.

17

7Th St.

Bell Rd.

FOUNTAIN HILLS

PEORIA

Peoria Ave.

Shea Blvd.

101

GLENDALE

Central Ave.

51

PARADISE VALLEY

87

Camelback Rd.

PHOENIX

101

McDowell Rd.

Van Buren St.

DOWNTOWN

143

202

MESA

Main St.

107 Th Ave.

Buckeye Rd.

Lower Buckeye Rd.

Baseline Rd.

60

GILBERT

Power Rd.

AHWATUKEE

Maricopa Fwy.



Country Club Dr.

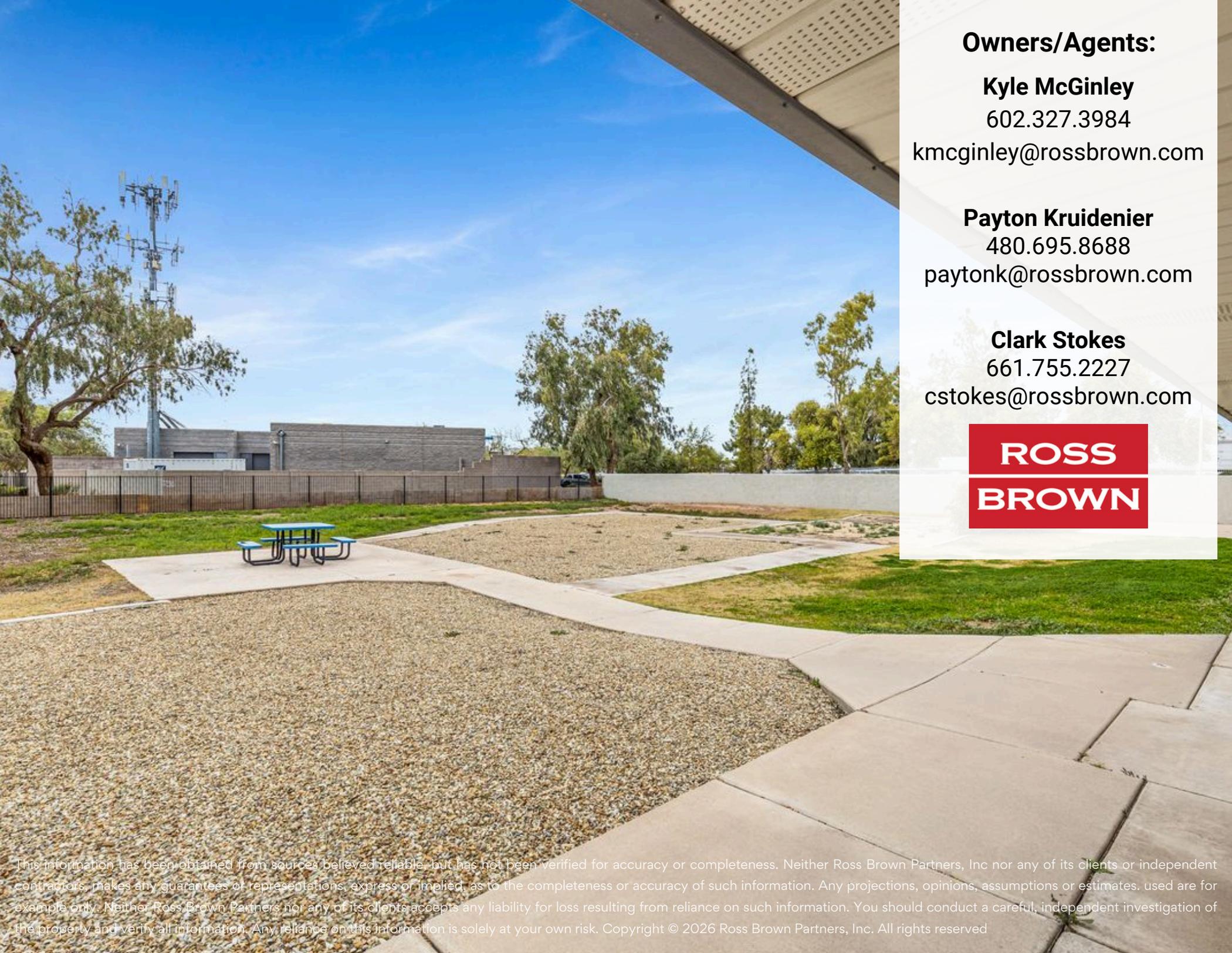
CHANDLER

202

202

10

QUEEN CREEK



Owners/Agents:

Kyle McGinley

602.327.3984

kmcginley@rossbrown.com

Payton Kruidenier

480.695.8688

paytonk@rossbrown.com

Clark Stokes

661.755.2227

cstokes@rossbrown.com

**ROSS
BROWN**

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Neither Ross Brown Partners, Inc nor any of its clients or independent contractors, makes any guarantees of representations, express or implied, as to the completeness or accuracy of such information. Any projections, opinions, assumptions or estimates, used are for example only. Neither Ross Brown Partners nor any of its clients accepts any liability for loss resulting from reliance on such information. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Copyright © 2026 Ross Brown Partners, Inc. All rights reserved.