

# 165 SOUTH PRICE ROAD

CHANDLER, ARIZONA

101



**FOR SALE OR LEASE**

**100,500 SF | 16.68 ACRES IOS | 8,400 AMPS | 2" GAS LINE**

































**CUSHMAN &  
WAKEFIELD**

**unbound**  
DEVELOPMENT



PROPERTY INFORMATION

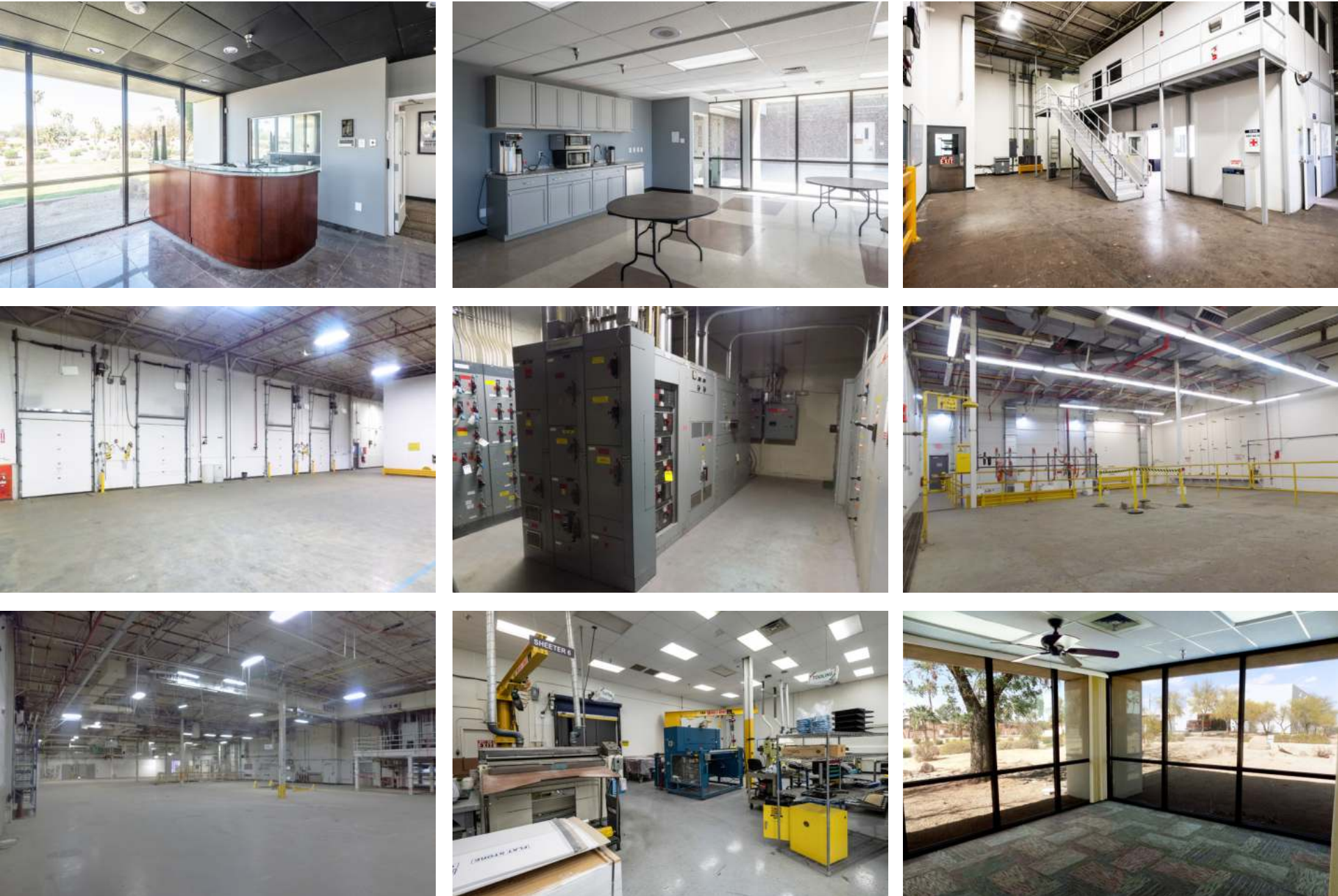
 <b>Property Address</b>	165 South Price Road Chandler, AZ 85224
 <b>Building Size</b>	100,500 SF
 <b>Office/R&amp;D</b>	15,000 SF
 <b>Warehouse</b>	85,500 SF
 <b>Land Size</b>	16.68 Acres (726,581 SF)
 <b>Building Coverage</b>	13.8%
 <b>Year Built</b>	1982/2004
 <b>Clear Height</b>	21 Feet
 <b>Cooling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

 <b>Truck Court Depth</b>	North Side: 310 Feet
 <b>Trailer Parking Spaces</b>	±500
 <b>Construction Type</b>	Concrete Tilt-Wall
 <b>Roof Type</b>	Foam over Metal Deck
 <b>Floor</b>	5” Reinforced Concrete
 <b>Sprinkler System</b>	100% Wet
 <b>Car Parking</b>	123 Spaces (expandable up to 2,000)
 <b>Outside Storage Yard</b>	Up to 14 Acres
 <b>Building Expansion</b>	Expandable to Approximately 150,000 SF
 <b>Zoning</b>	I-1, City of Chandler <a href="#">Visit Website</a>
 <b>Natural Gas Service</b>	2” High Pressure Southwest Gas Line (Expandable to any Capacity)
 <b>Electrical Service</b>	8,400 AMPS; 277/480 V (Expandable 150 to Megawatts)
 <b>Freeway Frontage</b>	468 Feet
 <b>AZ Parcel Number</b>	303-24-002D
 <b>2024 Taxes</b>	\$129,950.56

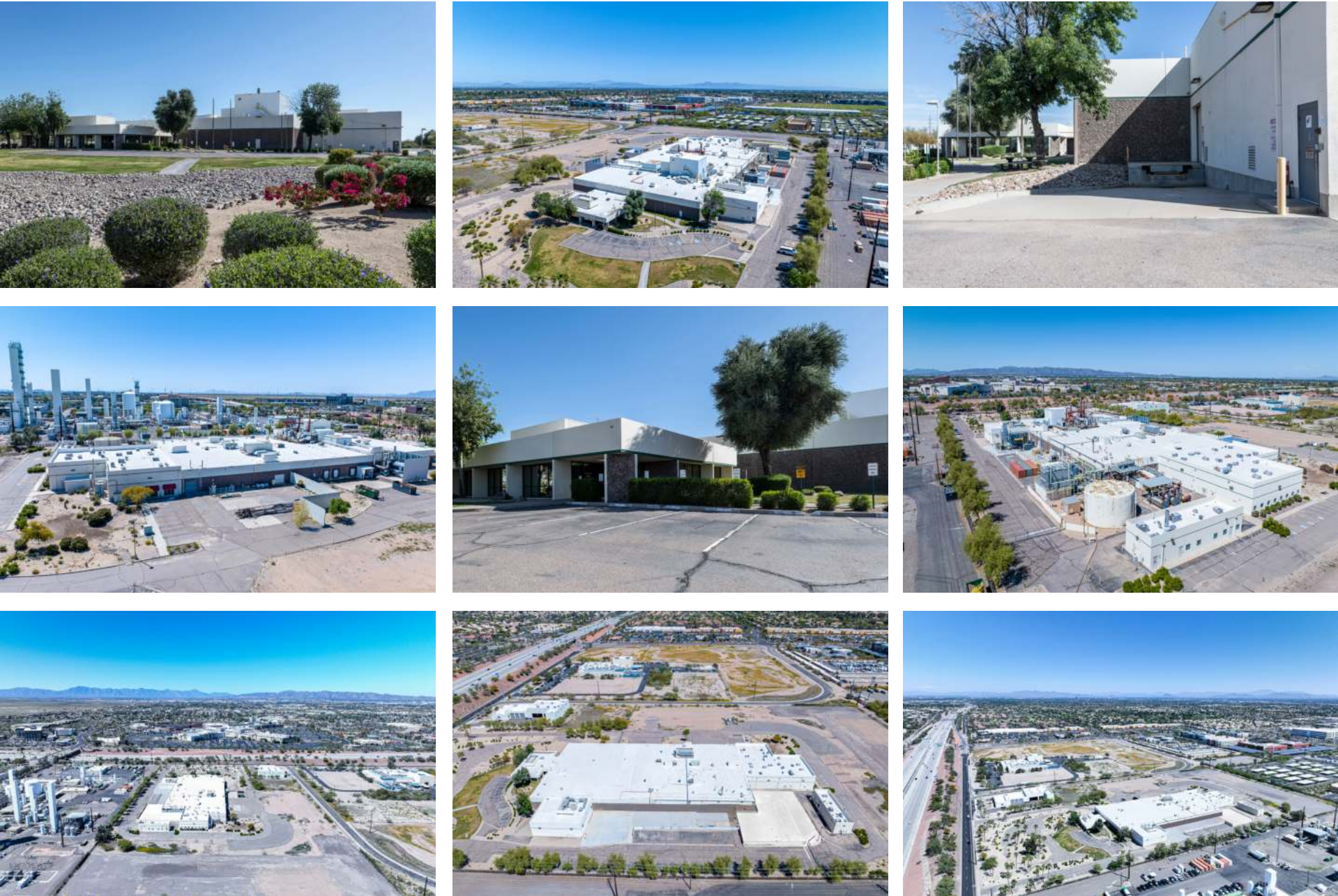




# INTERIOR PHOTOS



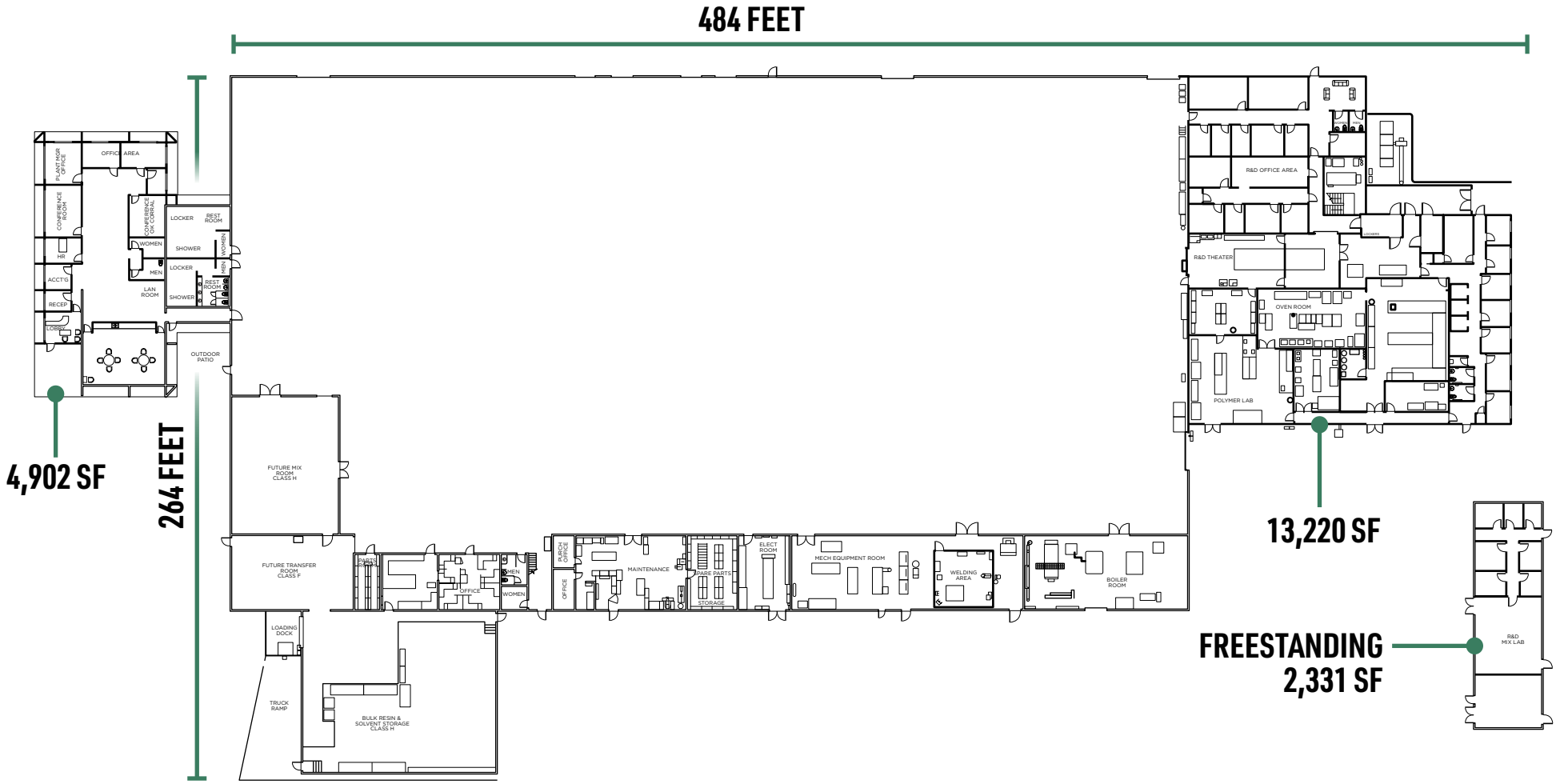
# EXTERIOR PHOTOS



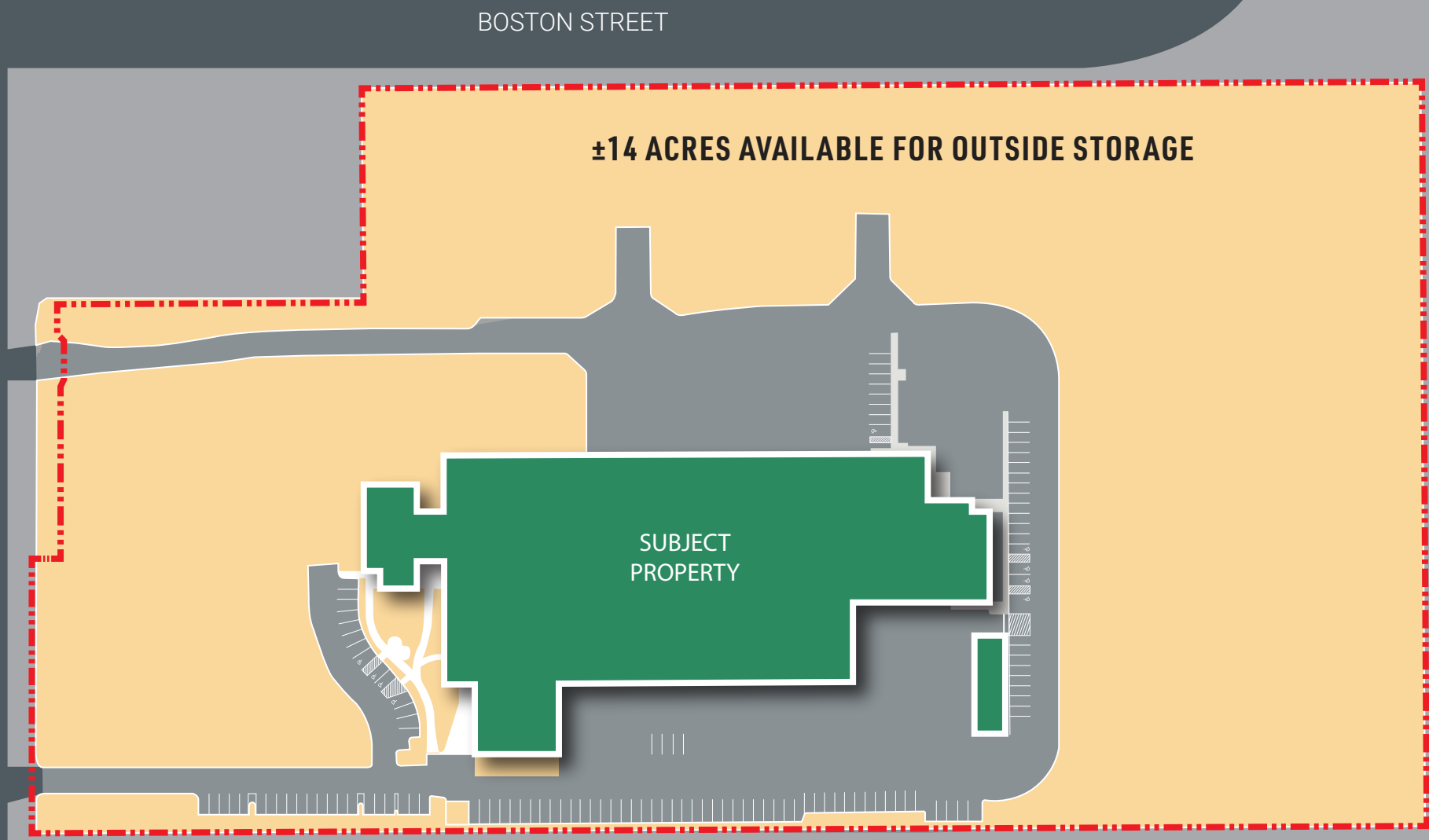


# FLOOR PLAN

TOTAL SQUARE FOOTAGE: 100,500 SQUARE FEET



# SITE PLAN

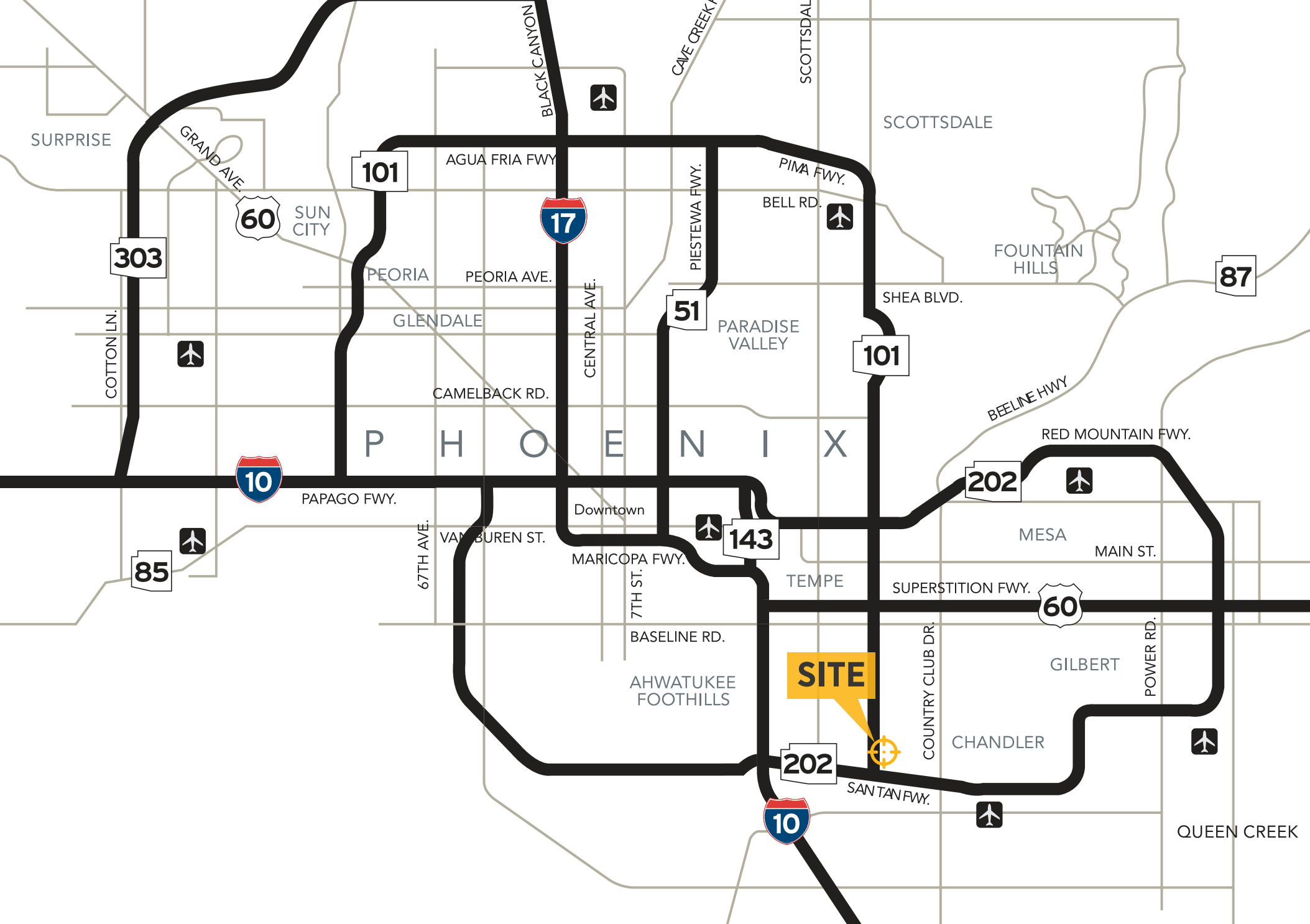




# CORPORATE NEIGHBORS **AERIAL**









# RETAIL AMENITIES

**CHANDLER FASHION CENTER**  
SHOPPING/DINING

Abercrombie & Fitch *aerie* ALDO Apple ATHLETA Bath & Body Works

Buckle B CHAMPS SPORTS COACH COTTON:ON FABLETICS

FINISH LINE FIVE GUYS FOREVER 21 FREE PEOPLE H&M Harkins THEATRES

HOLLISTER KENDRA SCOTT lululemon athletic macy's PAC SUN PANDORA

ROUND1 SCHEELS SEPHORA SHOE PALACE Starbucks The Children's PLACE chico's Dillard's The Style of Your Life. EDDIE BAUER ETHAN ALLEN Soma

 HOTEL  MULTIFAMILY





# CONTACT



**MICHAEL KITLICA**

Direct: +1 602 468 8559

[michael.kitlica@cushwake.com](mailto:michael.kitlica@cushwake.com)



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.