

# 165 SOUTH PRICE ROAD

CHANDLER, ARIZONA



FOR SALE OR LEASE

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

CUSHMAN &  
WAKEFIELD

unbound  
DEVELOPMENT

# PROPERTY INFORMATION

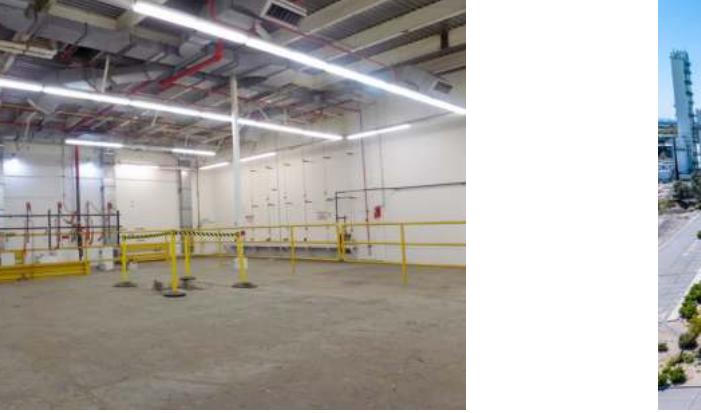


<b>Property Address</b>	165 South Price Road Chandler, AZ 85224
<b>Building Size</b>	100,500 SF
<b>Office/R&amp;D</b>	15,000 SF
<b>Warehouse</b>	85,500 SF
<b>Land Size</b>	16.68 Acres (726,581 SF)
<b>Building Coverage</b>	13.8%
<b>Year Built</b>	1982/2004
<b>Clear Height</b>	21 Feet
<b>Cooling</b>	100% 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

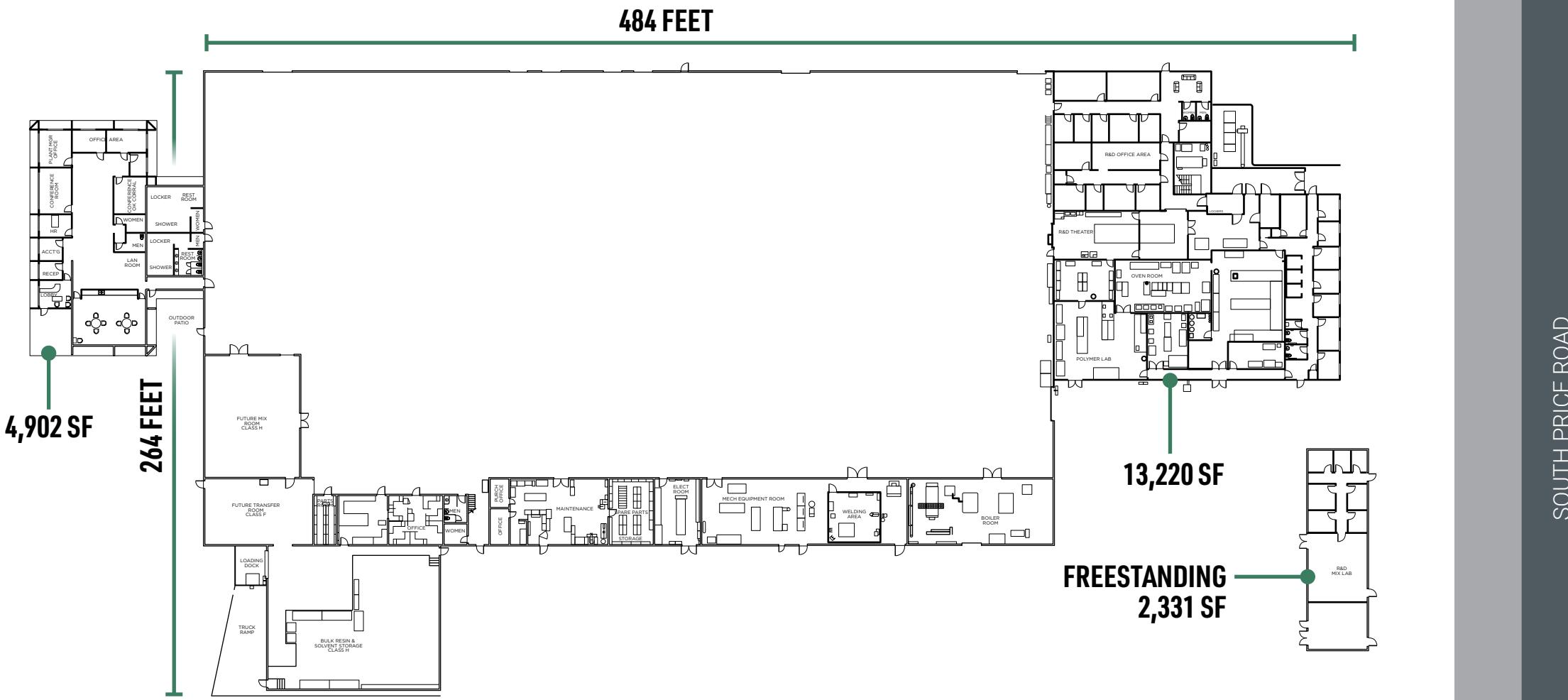


# EXTERIOR PHOTOS



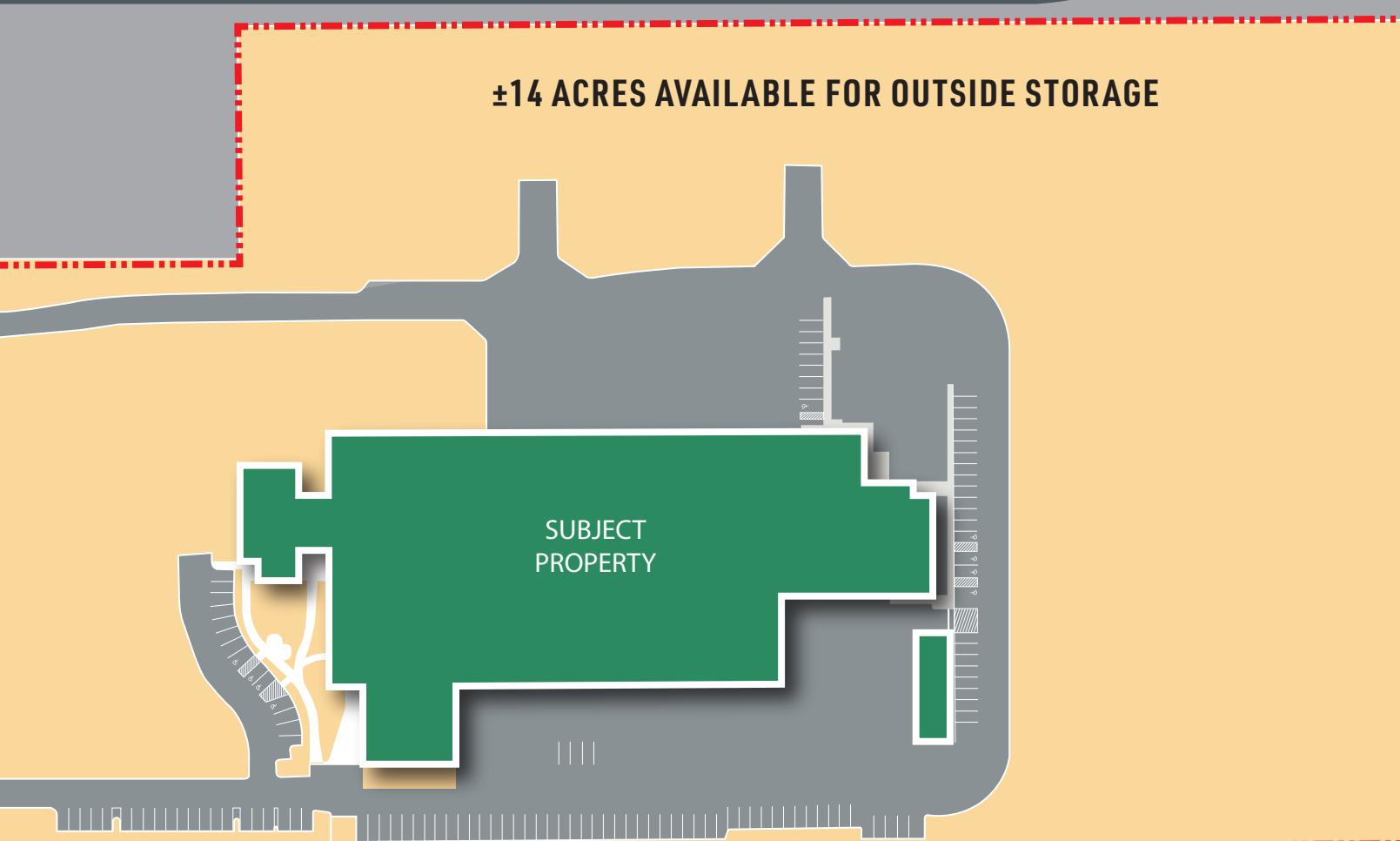
# FLOOR PLAN

## **TOTAL SQUARE FOOTAGE: 100,500 SQUARE FEET**



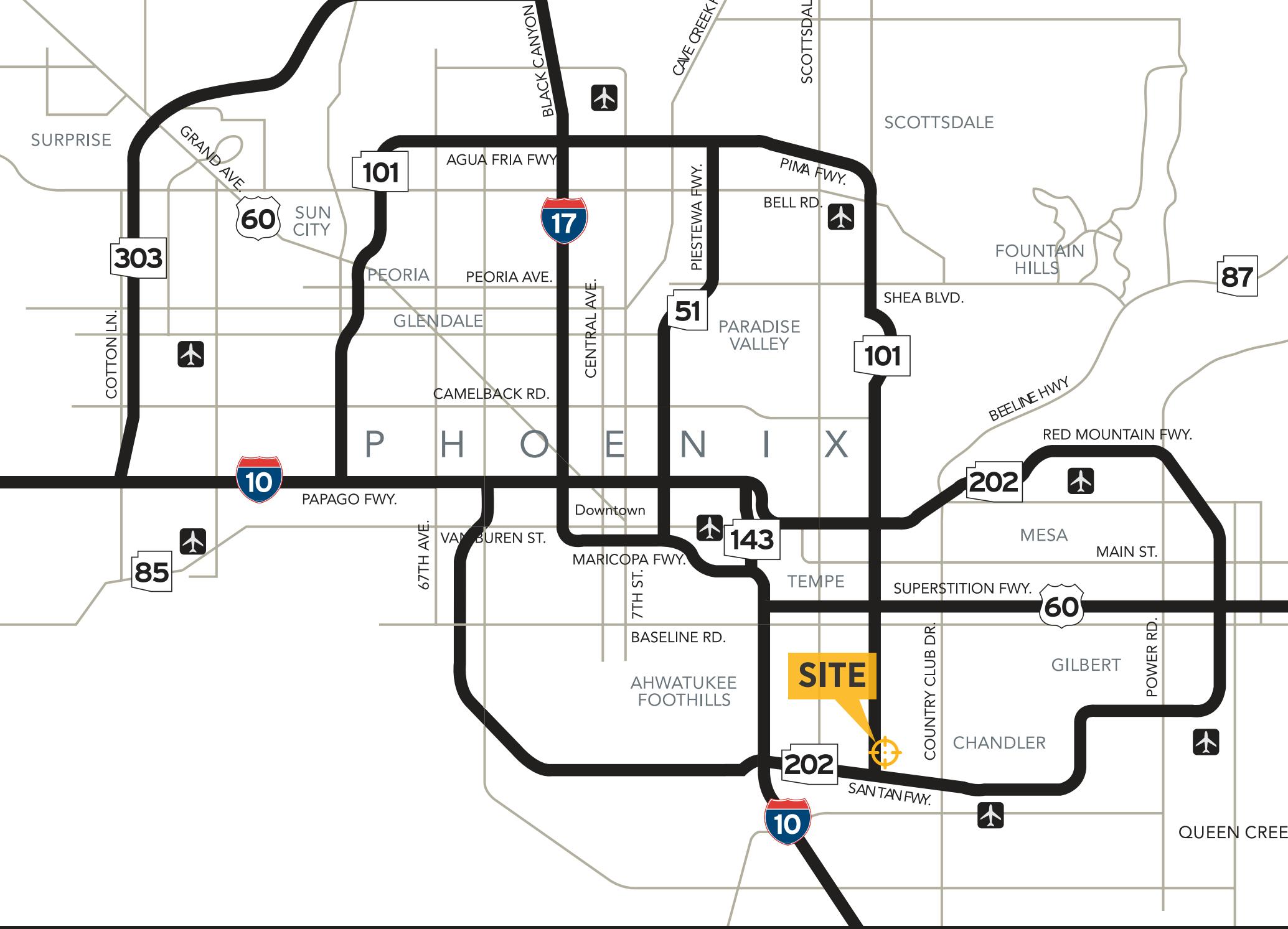
## LAN

## STON STREET



# CORPORATE NEIGHBORS AERIAL





# RETAIL AMENITIES



# CONTACT



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