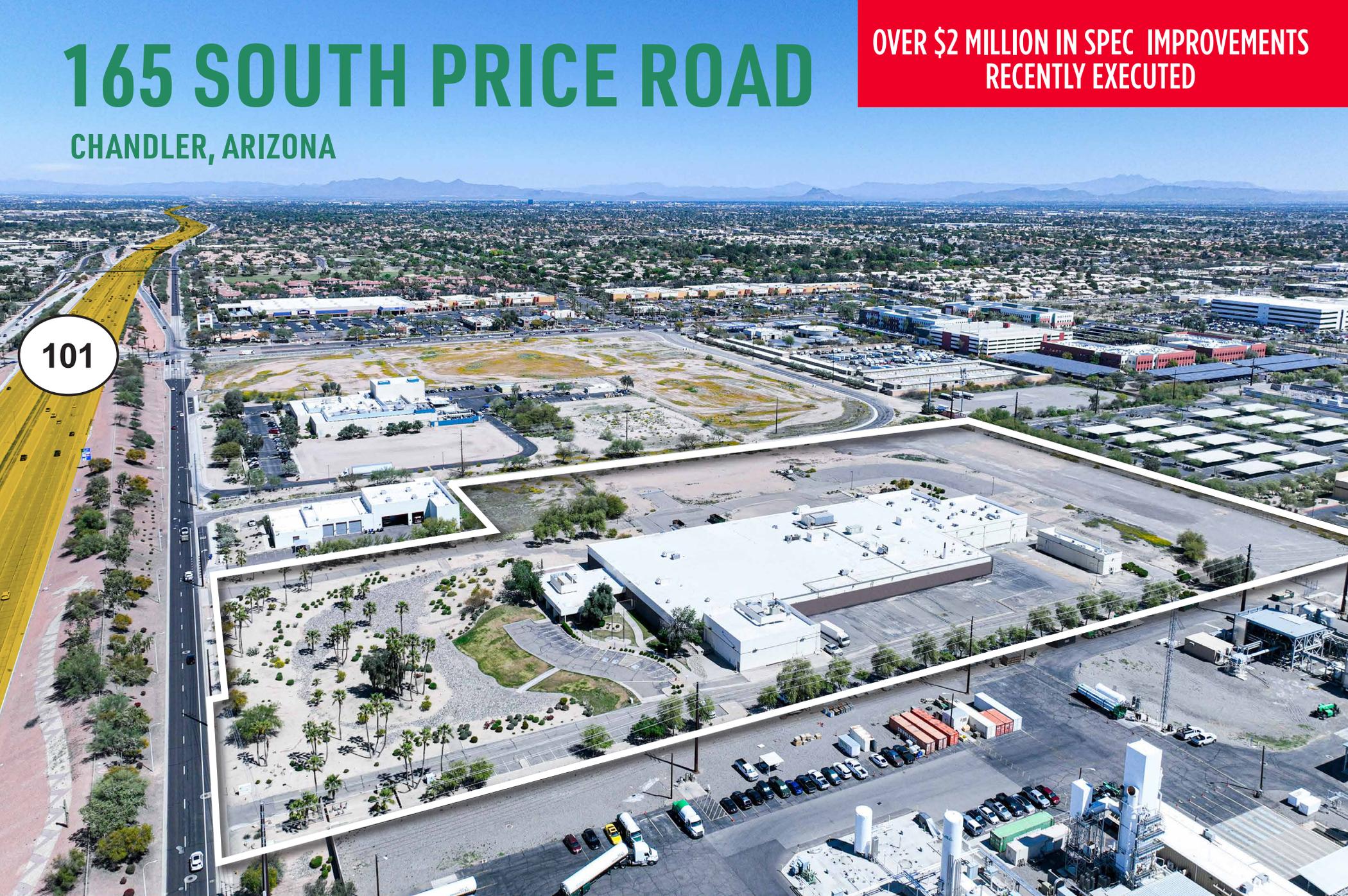


165 SOUTH PRICE ROAD

CHANDLER, ARIZONA

OVER \$2 MILLION IN SPEC IMPROVEMENTS
RECENTLY EXECUTED



101

FOR SALE OR LEASE

100,500 SF | 16.68 ACRES IOS | 8,400 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	5" 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	8,400 AMPS; 277/480 V (Expandable 150 to Megawatts)
	Freeway Frontage	468 Feet
	AZ Parcel Number	303-24-002D
	2025 Taxes	\$128,055.52



101

PRICE ROAD

14 ACRES

BOSTON STREET

100,500 SF | 16.68 Acres IOS | 8,400 AMPS | 2" Gas Line

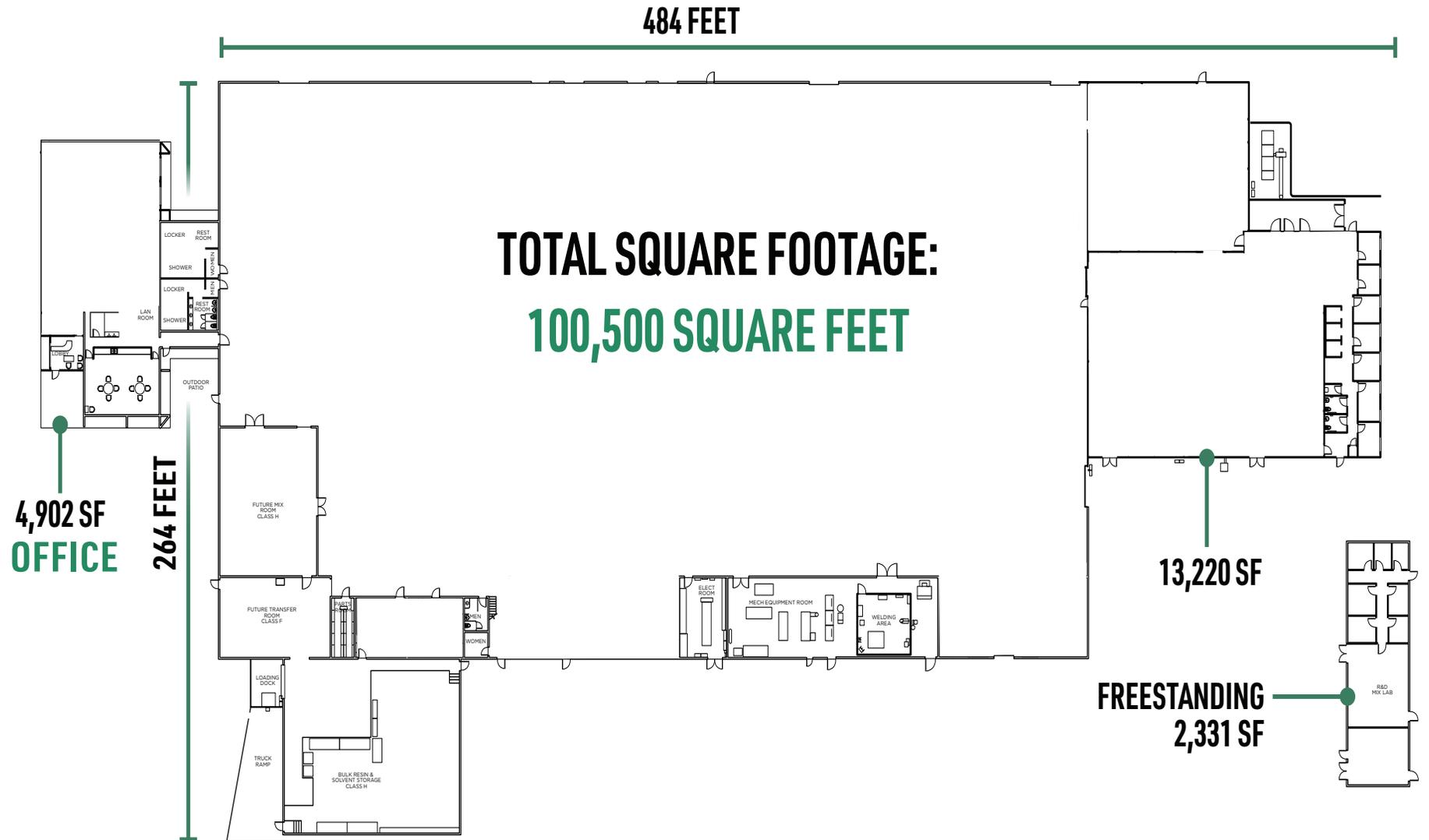
INTERIOR PHOTOS



EXTERIOR PHOTOS



FLOOR PLAN



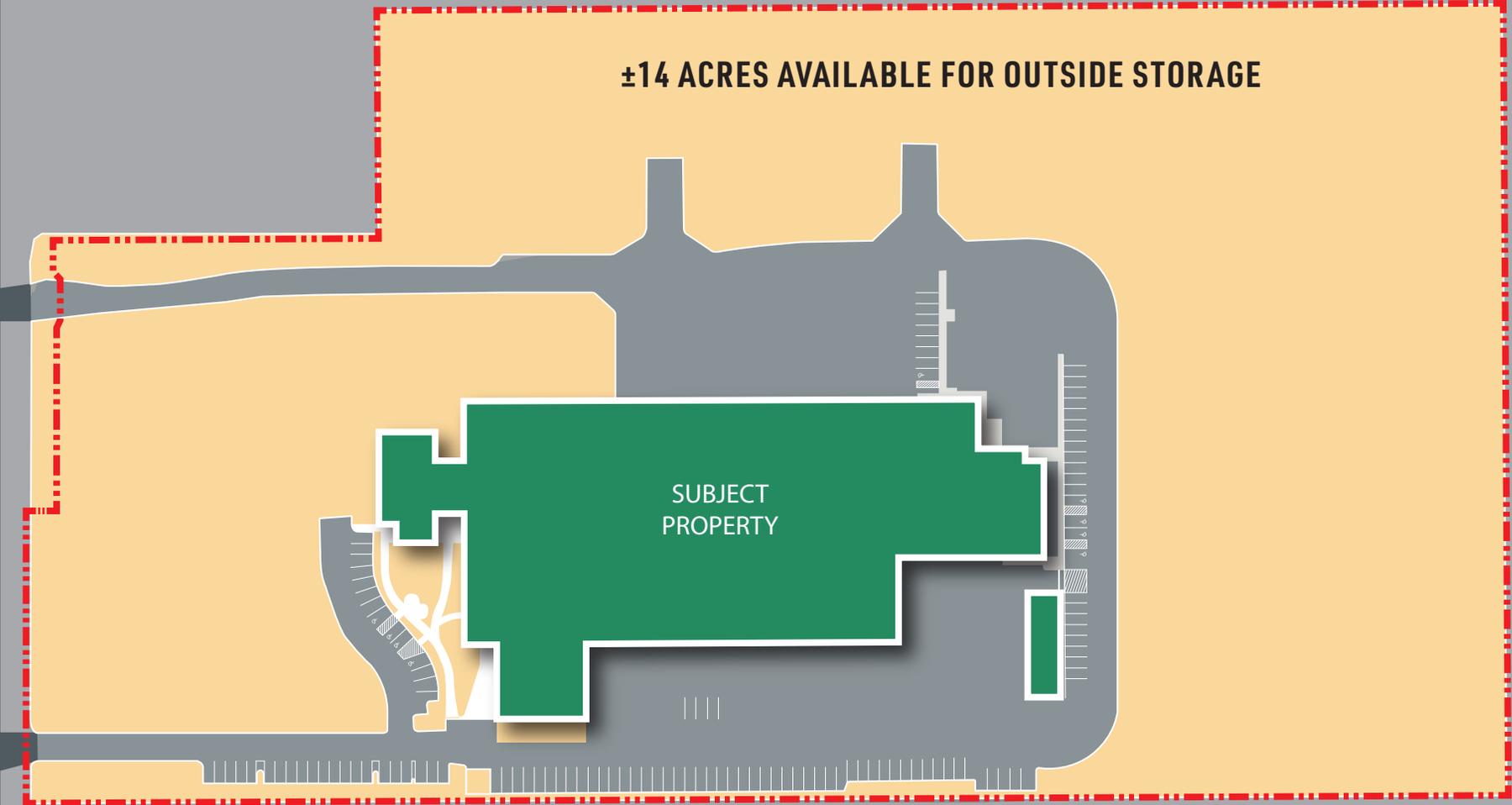
SITE PLAN

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

AIR PRODUCTS

165
SOUTH PRICE
ROAD

AZTECH
CONTROLS

PRICE FWY

CHANDLER FASHION CENTER

NORTHROP GRUMMAN



NORTHROP GRUMMAN



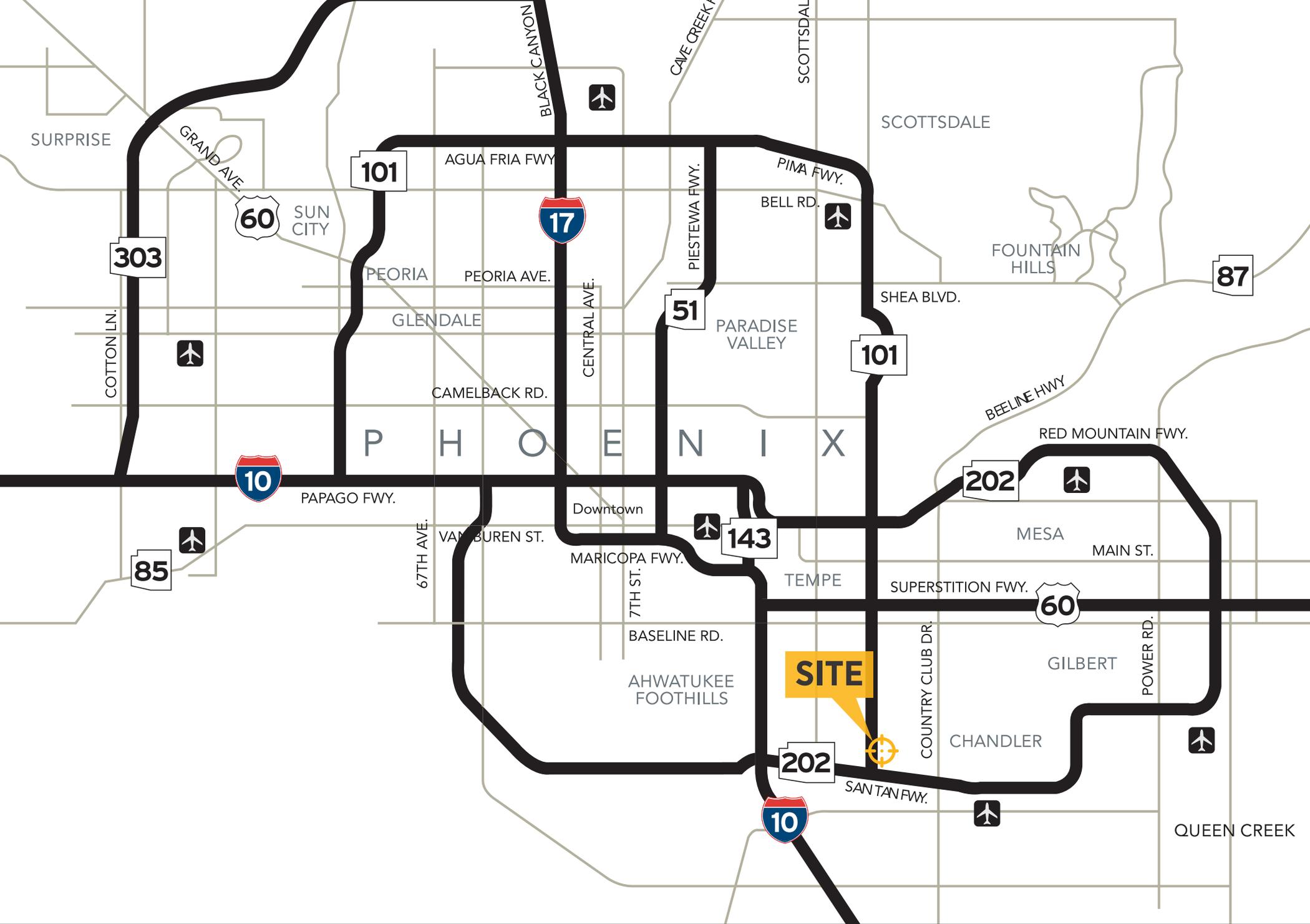
campuslogic



keep

S PRICE RD





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 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 SCHEELS EMPLOYEE OWNED SEPHORA Starbucks
- THE CHILDREN'S PLACE chico's Dillard's The Style of Your Life. Eddie Bauer EDDIE BAUER ETHAN ALLEN Soma

202

HOTEL MULTIFAMILY

FIREBIRDS
HOP SOCIAL GRILL
WELLS FARGO

THE MET
AT FASHION CENTER

element
DESIGNED BY VIDAA

HYATT PLACE

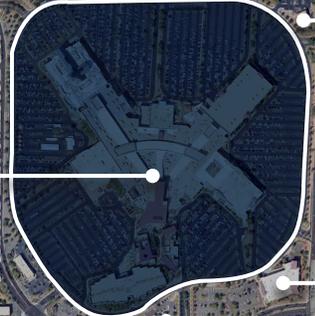
ABUELO'S MEXICAN RESTAURANT Cafe Rio MEXICAN GRILL
Red Robin SMOOTHIE BURGERS & SHAKES Olive Garden ITALIAN RESTAURANT
SUBWAY Walmart
PIEOLGY PIZZERIA HOBBY LOBBY

COOPERS HAWK P.F. CHANG'S
ZUPAS
Yogurtland

SPRINGHILL SUITES MARRIOTT
Residence INN BY MARRIOTT

Chili's

THE KEG



Freddy's
STEAKBURGERS

Chompie's
Original New York City Since 1977

TARGET

Fantasia Dawes

Thirst

COSTCO WHOLESALE

Panera BREAD

CAMBRIA

COURTYARD BY MARRIOTT

THE Parlay
KITCHEN + COCKTAILS



W FRYE RD



SELLIST



W PECOS RD



S DOBSON RD



SANTAN FWY

101

202

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