



FOR SALE

55,345 FLEX INDUSTRIAL OWNER-USER
WITH POTENTIAL INCOME

2065 WEST OBISPO AVENUE, GILBERT AZ 85233



EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW

FLEX INDUSTRIAL OWNER-USER WITH ADDITIONAL 5-YEAR TENANT INCOME

Address:	2065 West Obispo Avenue
Asking Price:	\$12,000,000
Building Size:	55,345 SF
Year Built:	2005
Site Size:	3.13 Acres
Zoning:	1-2, Light Industrial
Parking Spaces:	146
Parking Ratio:	2.6/1,000 SF
Clear Height:	28'
Submarket:	Chandler/Gilbert
Multi-tenant Capable:	Yes



OFFERING:

ORION Investment Real Estate is proud to present the rare opportunity to acquire a 55,345-square-foot, high-quality flex building offering exceptional versatility and substantial income potential.

Designed with a flexible layout, the property is currently configured for two tenants, creating a strategic advantage for an owner-user. The buyer can capitalize on existing and future lease income by maintaining or securing a tenant for the additional space. This flexibility--combined with the property's size, location, and configuration--positions it as a compelling investment with strong upside potential.

HIGHLIGHTS:

- **Secure, Gated Yard** – Provides controlled access and enhanced property security.
- **Robust Power Supply** – 1,200A / 277-480V, 3-Phase heavy power to support a wide range of industrial and flex uses.
- **Efficient Loading Access** – Four (4) grade-level roll-up doors for easy truck and equipment entry.
- **Impressive Clear Height** – 28' clear height offering optimal racking, storage, and operational flexibility.
- **Prime Freeway Access** – Minutes from US-60 and Loop 101 (Price Freeway) for convenient valley-wide connectivity.
- **Ample Parking** – 146 spaces provides plenty of parking for employees and visitors.
- **High-Visibility Signage** – Monument signage opportunity to maximize brand exposure.

AVAILABLE: SUITE 101

1st Office SF: 18,515 SF

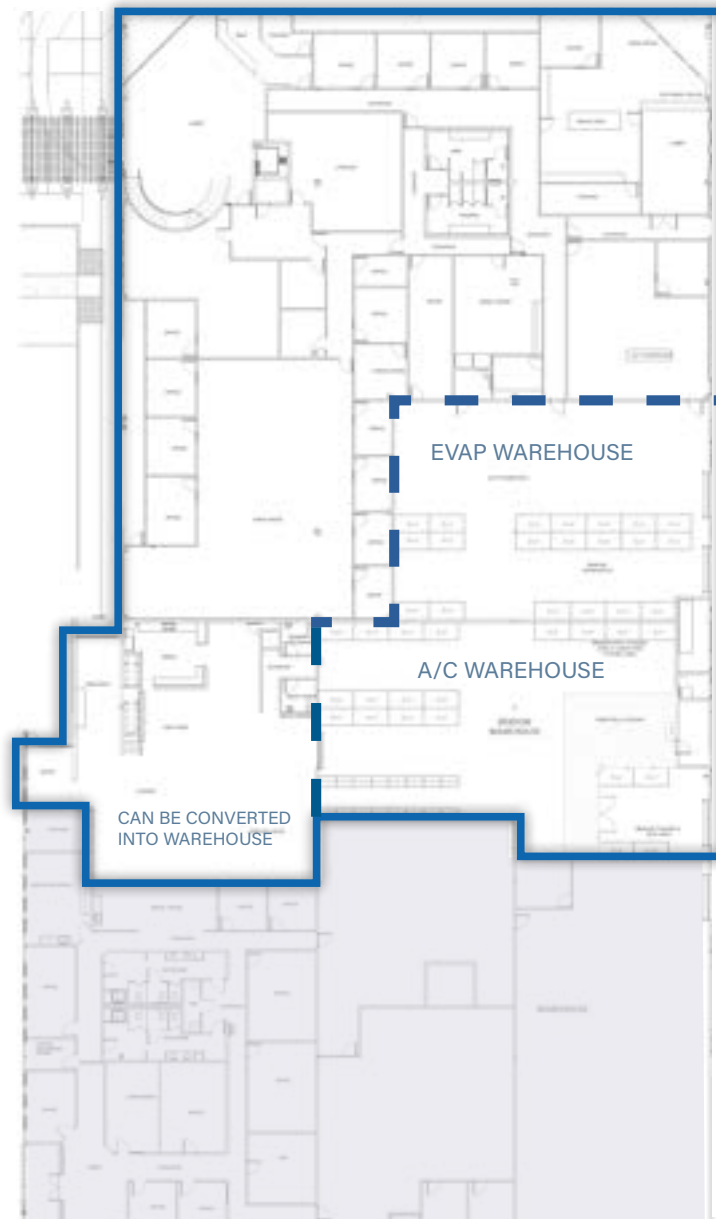
2nd Office SF: 15,498 SF

EVAP /
A/C Warehouse SF: 7,660 SF

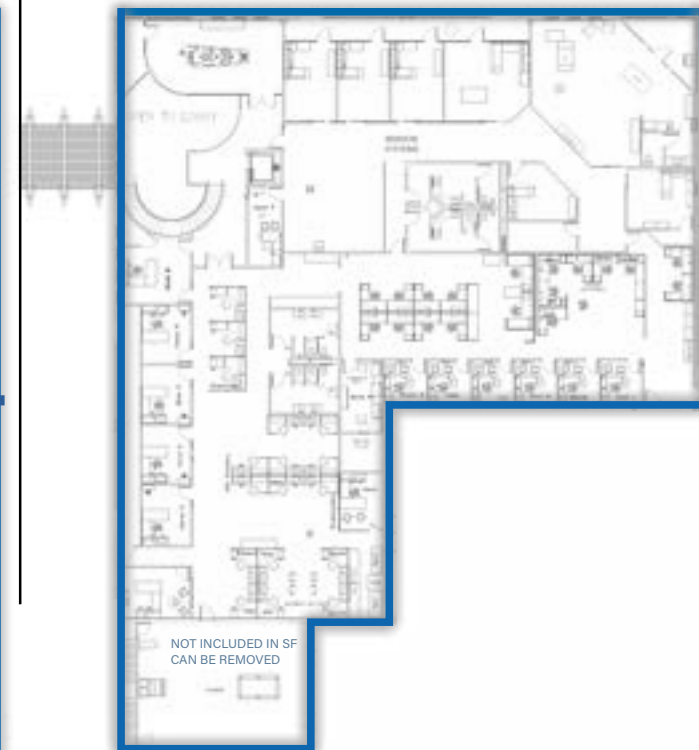
Total SF: 41,673 SF

- Grand Lobby and Reception Area
- 28' Clear
- 800 Amps, 277/480 V, 3ph Power
- Shared Enclosed Yard
- (3) 10'x12' Grade Level Door
- Ample Parking
- Modern, Flexible Workspace Solutions
- High-end Executive Offices
- Floor Plan Designed to Support Modern Business Operations

FIRST FLOOR - SUITE 101



SECOND FLOOR - SUITE 101



AVAILABLE: SUITE 102

OFFICE: 5,563 SF

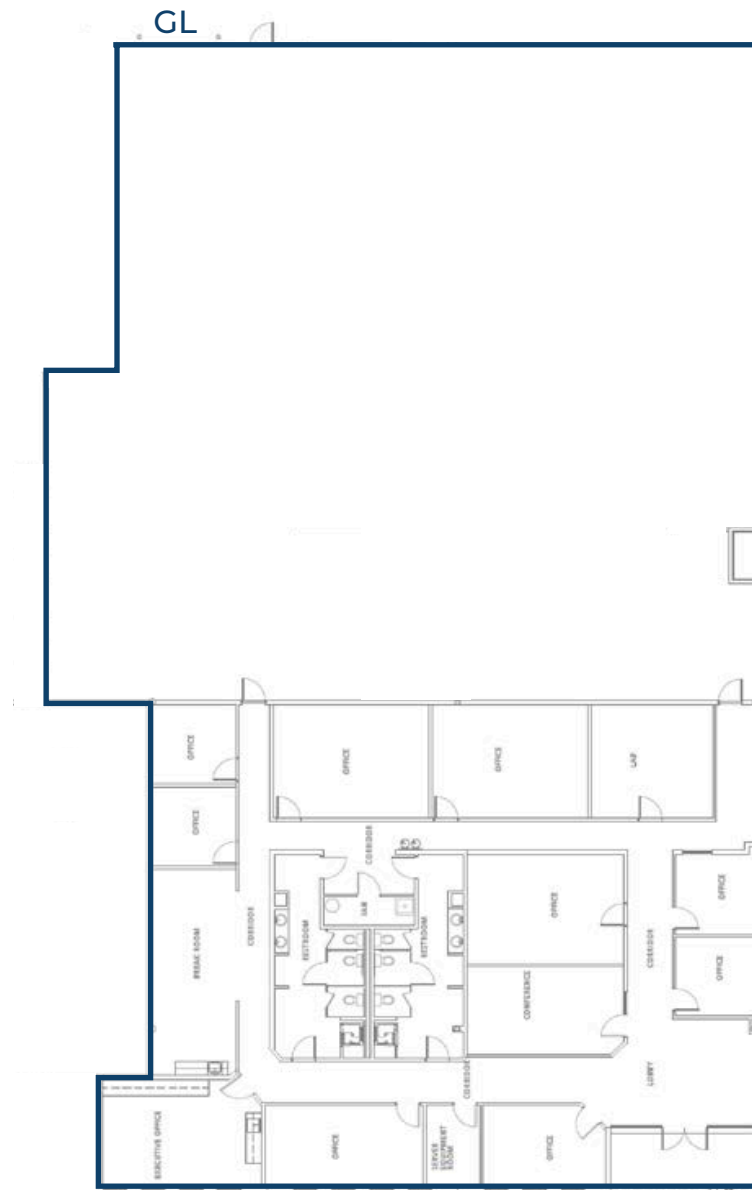
Professionally built-out office space, featuring 11 private offices, a spacious conference room, break room, restrooms with showers.

WAREHOUSE: 8,109 SF

- 100% A/C
- 28' Clear
- 400 Amps, 277/480 V, 3ph Power
- Shared Enclosed Yard
- (1) 10'x12' Grade Level Door

TOTAL SF:

13,672 SF



SUITE 101



RECEPTION/ENTRY



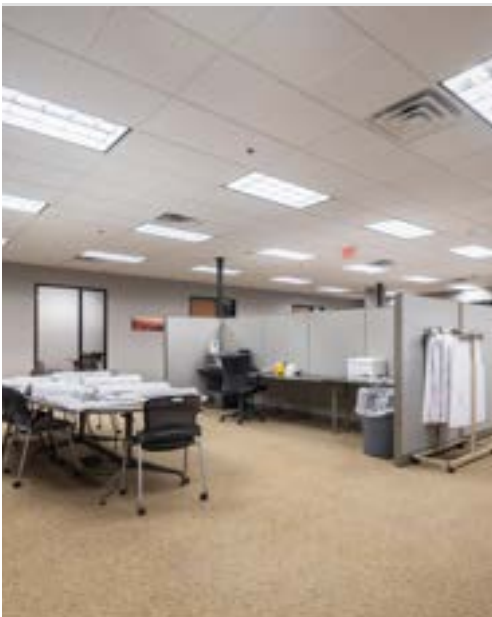
OPTIONAL 2ND FLOOR LOUNGE



EMPLOYEE LOUNGE



CONFERENCE ROOM



BULLPEN



EXECUTIVE OFFICE

SUITE 102



COLLABORATIVE OFFICE



CONFERENCE



WAREHOUSE



WAREHOUSE

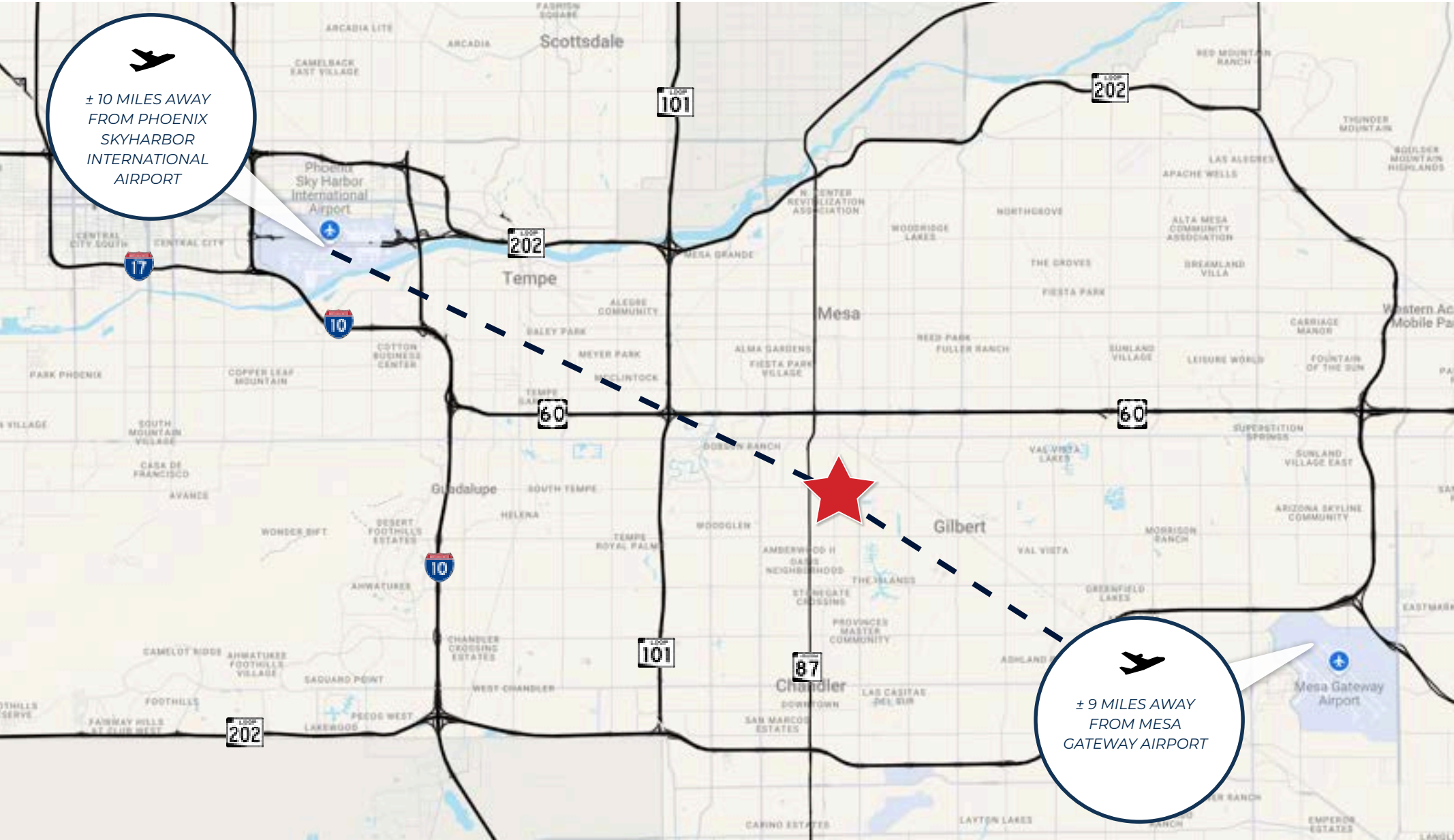


BREAK ROOM

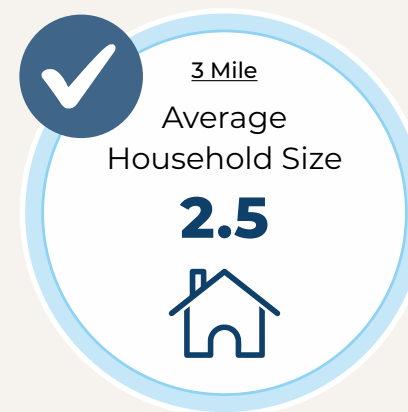
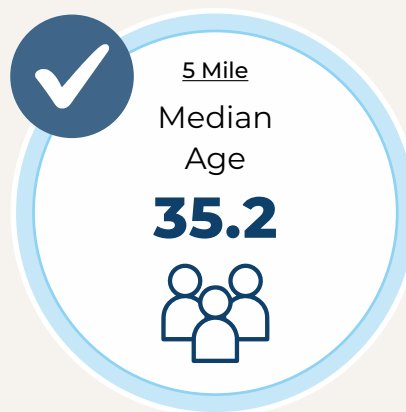
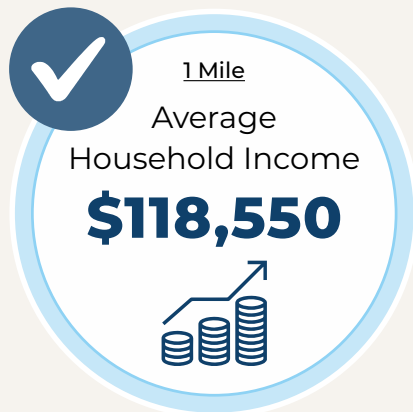
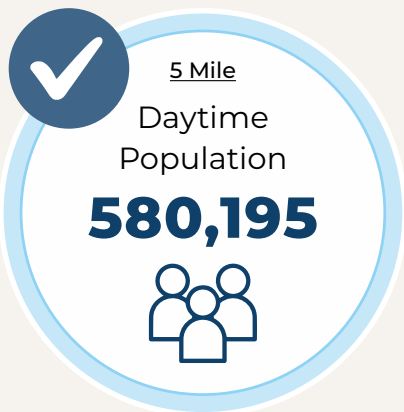


COLLABORATIVE OFFICE

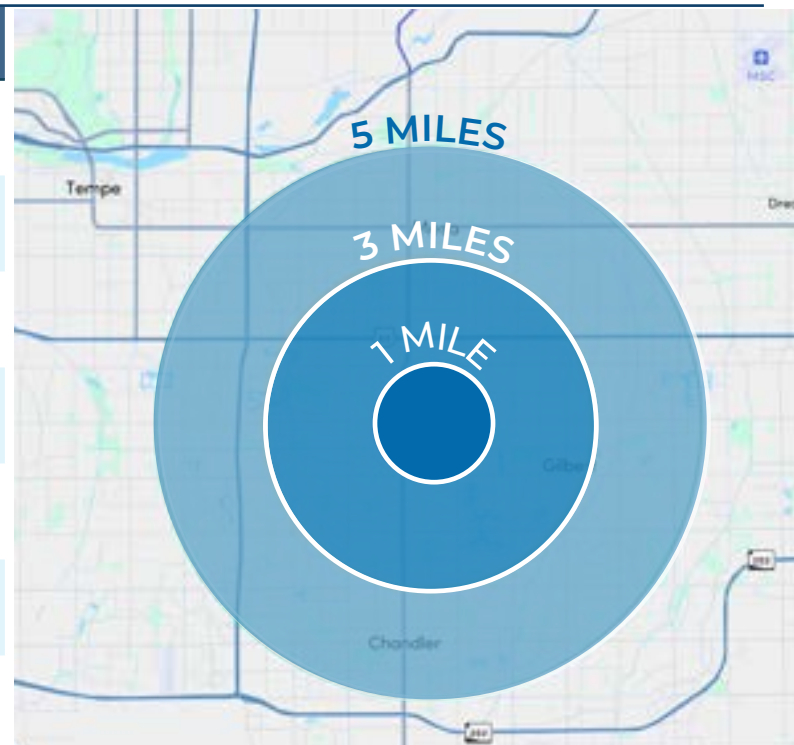
PROPERTY AERIAL



PROPERTY DEMOGRAPHICS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	19,263	214,224	580,195
Estimated Population:	9,819	142,560	422,340
Average Household Income:	\$118,550	\$110,302	\$113,171
Median Age:	35.9	34.7	35.2
Average Household Size:	2.4	2.5	2.6
Total Businesses:	869	8,850	21,675
Total Employees:	9,444	71,664	157,855





FOR SALE



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.