



128 W Boxelder Pl | Chandler, AZ 85225

OWNER/USER WITH INCOME

Multi-Tenant Industrial Warehouse Available For Sale

\$3,142,854.00
(\$222 PSF)

The **LEROY BREINHOLT** Team

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



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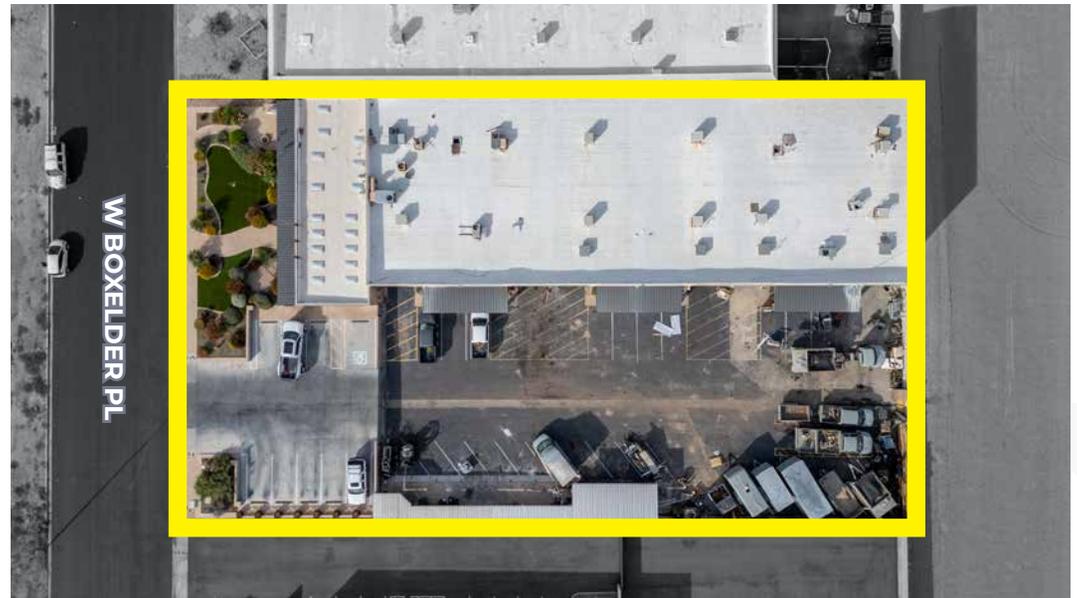
INDUSTRIAL WAREHOUSE BUILDING OWNER/USER WITH INCOME FOR SALE

This is an exceptional opportunity for an owner/user to secure a building in the highly sought-after Chandler industrial corridor. Located at 128 W Boxelder Pl, this ±13,157 SF multi-tenant industrial warehouse offers the perfect blend of investment and operational space.

Currently, two suites are leased, providing significant and stable in-place income from day one. An owner/user can immediately occupy the remaining available space, which includes a well-appointed office/showroom, while benefiting from the existing rent roll. The building is highly functional for a variety of uses, featuring an 18' clear height, separately metered power per suite, and six (6) 10'x12' grade-level doors.

PROPERTY SUMMARY

Address	128 W Boxelder Pl Chandler, AZ 85225
Building Size	±14,157 SF
Tenancy	Multi-Tenant
Year Built	1986
Clear Height	18'
GL Doors	6 (10' W x 12' H)
Power	Separately Metered Per Suite
Parcel Numbers	302-88-974A
Sale Price	\$3,142,854 (\$222 PSF)



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OWNER/USER WITH INCOME

This property offers the ideal setup for an owner/user. Two suites, totaling $\pm 4,000$ SF, are currently leased to tenants, providing a stable monthly income of \$4,660. An owner can immediately occupy the remaining $\pm 9,157$ SF of available space, which includes a mix of warehouse suites and a well-appointed office/showroom.

The property is strategically located in the robust West Chandler industrial submarket, a key component of Arizona's "Silicon Desert". This area is a thriving hub for technology, manufacturing, and R&D, surrounded by a high concentration of major employers and a skilled labor force.

Its location offers unparalleled connectivity, sitting just moments from the Loop 101 (Price Freeway) and US-60 (Superstition Freeway), with quick access to the I-10. This "last-mile" location places Phoenix Sky Harbor International Airport and the entire Valley within an easy drive. Furthermore, the property is surrounded by a wealth of business and employee amenities, including major retail centers with Costco, Walmart, The Home Depot, and numerous dining options.



SUITE 119 3,000 SF OWNER OCCUPIED
SUITE 117 1,000 SF OWNER OCCUPIED
SUITE 113 2,000 SF LEASED - \$2,100/MO
SUITE 109 2,000 SF LEASED - \$2,560/MO
SUITE 107 2,000 SF OWNER OCCUPIED
SUITE 103 2,000 SF OWNER OCCUPIED
OFFICE/SHOWROOM OWNER OCCUPIED

W BOXELDER PL



BANNER DESERT MEDICAL CENTER

Banner Health®

MESA COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE

FIESTA MALL REDEVELOPMENT

W SOUTHERN AVE



RHODES JUNIOR HIGH SCHOOL

DOBSON RANCH GOLF COURSE

DOBSON HIGH SCHOOL



S DOBSON RD

S ALMA SCHOOL RD

COUNTRY CLUB DR

W GUADALUPE RD

W ELLIOT RD

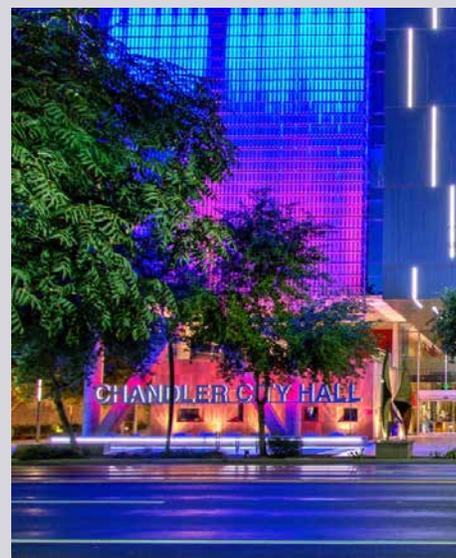
ABOUT CHANDLER, ARIZONA

Chandler, Arizona, has evolved from its agricultural roots into a vibrant, world-class “Community of Innovation.” Founded in 1912 by Dr. A.J. Chandler, the city was meticulously planned with a focus on forward-thinking infrastructure. Today, Chandler is a major economic powerhouse in the Phoenix-Mesa metropolitan area, home to global leaders in technology, aerospace, finance, and advanced manufacturing. Despite its rapid growth, the city maintains an exceptional quality of life with award-winning parks, a historic downtown, and a diverse, highly-educated population.



Chandler’s pro-business environment makes it a top destination for corporations. The city is anchored by the Price Corridor, a major employment hub that’s home to Intel, Wells Fargo, Northrop Grumman, and Microchip Technology. This concentration of high-tech industry fuels a dynamic ecosystem of innovation.

The area boasts a wealth of amenities, from the upscale shops and restaurants at Chandler Fashion Center to the vibrant, historic Downtown Chandler. With a highly educated workforce and unparalleled freeway access, Chandler offers an ideal setting for businesses to thrive.



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FOR MORE INFORMATION, PLEASE CONTACT:

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