

# FOR SALE

±13,171 SF OFFICE/WAREHOUSE MANUFACTURING BUILDING ON ±0.78 ACRES | 100% A/C



**CBRE**

6825 W FRYE RD | CHANDLER, AZ



# PROPERTY HIGHLIGHTS

**6825 W. Frye Road is located within San Tan Technology Park, offering strategic access to I-10 and Loop-202 .**

- + ±13,171 SF office/warehouse building on ±0.78 acres
- + 21' clear height
- + 100% A/C
- + Two grade level loading doors
- + One truckwell
- + 600 amps 277/480v
- + 10 year roof warranty
- + Power and compressed air lines distributed throughout warehouse
- + Exhaust system in warehouse
- + Zoning PAD, City of Chandler
- + Existing tenant leasing until Q4 2026
- + Call for pricing

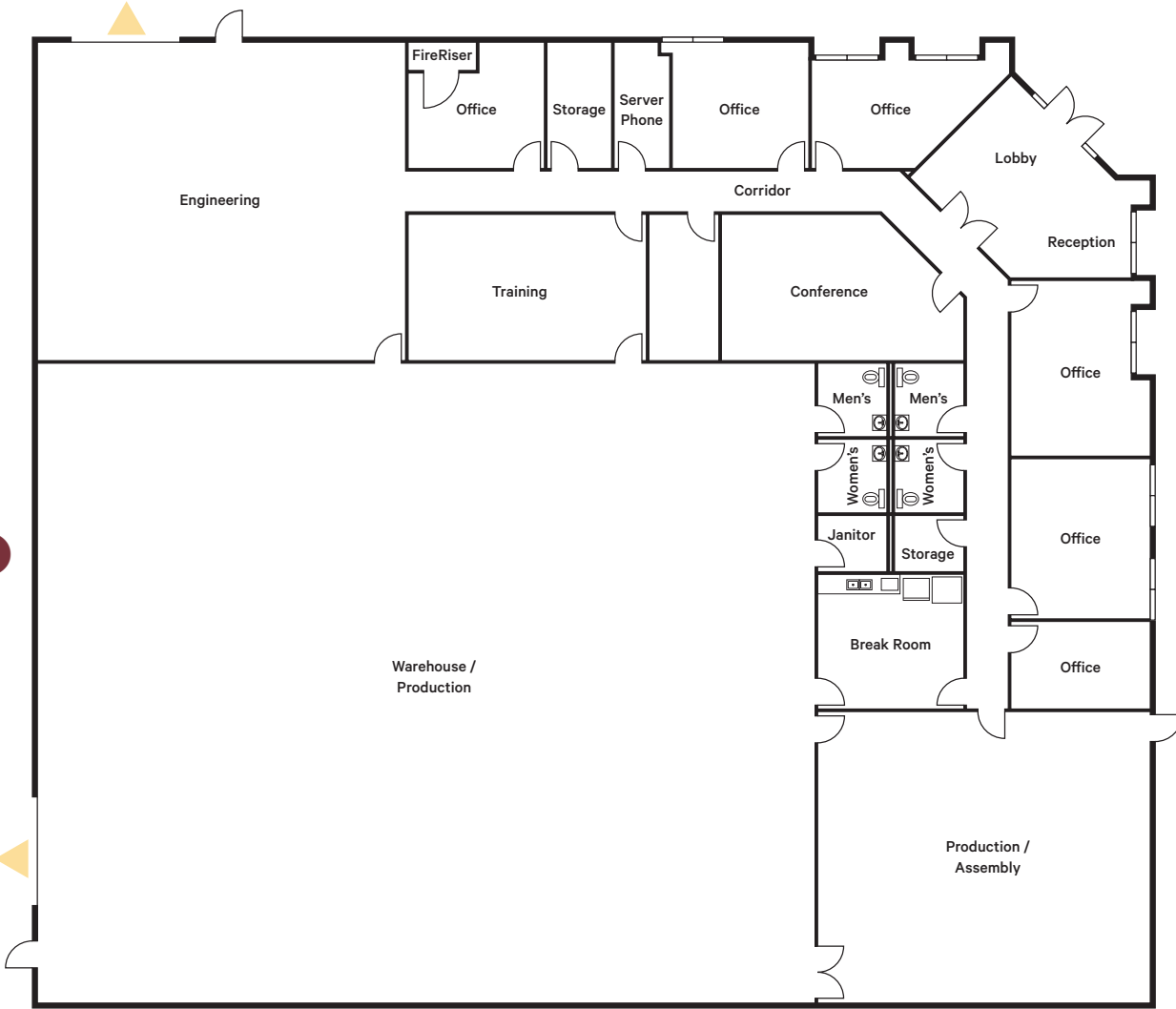
**FOR SALE**

**±13,171**

Total SF on ±0.78 acres



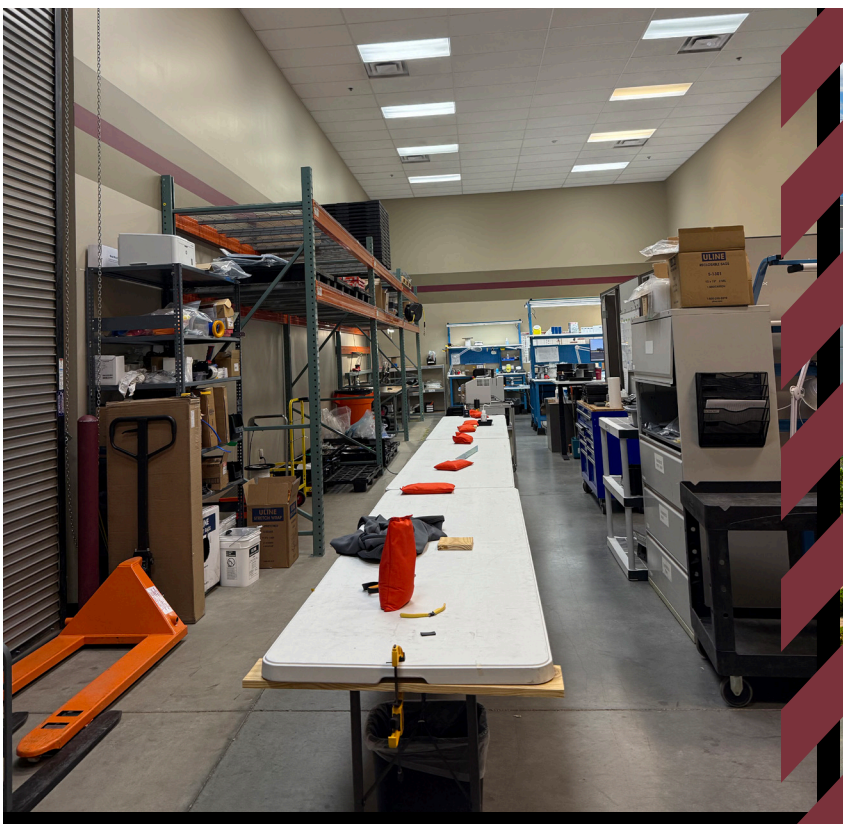
# FLOOR PLAN



▲ Grade Level



NOT TO SCALE



PHOENIX SOUTH MOUNTAIN PRESERVE

**ARROW**  
ARROW ELECTRONICS, INC.

**ASSMANN**  
WISSENER COMPONENTS  
A company of BCS

**BOEING** WAKE BALLAST **ZT** zippertubing.

CloudBlue **COMTECH** Precision AUTO BODY

**AMT** William Ryan Homes **CALIBER COLLISION**

**TITAN POWER**

VALLEY WIDE PLASTERING, INC.

UFP PACKAGING **50 CRAFCO**

**DICKSON** **ADESA**



±77,932 VPD

**MK**  
TECH CENTER



TURBINE AERO

CHANDLER BOULEVARD ±28,060 VPD

BRAND SMITH



**B** BRENNTAG

**Bashas'**

**DURUS**

**PRIME**  
CONTROLS

**TEK**  
Automotive

56TH STREET

BANKER INSULATION

**FINISHED EDGE**  
technology

AdvancedPCB

**NutraStar**

EquipmentShare

**Honeywell**

**ATH**  
Connecting you to Quality

**NAC**  
NORTH AMERICAN COMPOSITES  
DELIVERING PERFORMANCE

**OSOS**  
HOME & PATIO

**GST**  
INTERNATIONAL, INC.

**YESCO**

**B** BRYCON  
QUALITY. PRECISION. PURPOSE.

**pens.etc.**

FRYE ROAD

**a.n.s.**  
ARIZONA NUTRITIONAL SUPPLEMENTS

**NELCO**  
WORLDWIDE

**E&E** exhibit solutions  
exhibits | events | environments

**SHUTTERZ**  
INCORPORATED

**CEPA**  
C.E. Precision Assemblies  
Trexco | An Amphenol Company

**IAC**

**RITE-WAY**  
THERMAL

**ARMORWORKS**  
PROTECTION IS OUR PASSION

# FOR SALE

6825 W FRYE RD, CHANDLER

## CONTACTS

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# CBRE

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