

WAREHOUSE CONDO FOR LEASE

315 E. WARNER RD #102 | CHANDLER, AZ 85225



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LEVROSE
COMMERCIAL REAL ESTATE

TCN
WAREHOUSE
REAL ESTATE SERVICES

OFFERING DETAILS



LEASE RATE:

\$1.20/SF NNN
(NNNs: \$0.30/SF/Month)



UNIT SIZE:

±4,563 SF



ZONING:

PAD



PARCELS:

302-39-210

PROPERTY HIGHLIGHTS

- **AVAILABLE NOW**
- One 14' x 14' grade level loading
- ±17' clear height
- 225A 3/Phase (Power to be confirmed by Lessee)
- 1 private office and 2 conference rooms
- Skylights
- Common truckwell
- Painted concrete floor
- Conference room
- Showroom/reception
- Kitchenette
- Racking to be removed in warehouse



INTERIOR PHOTOS

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MARIETTA
REAL ESTATE SERVICES



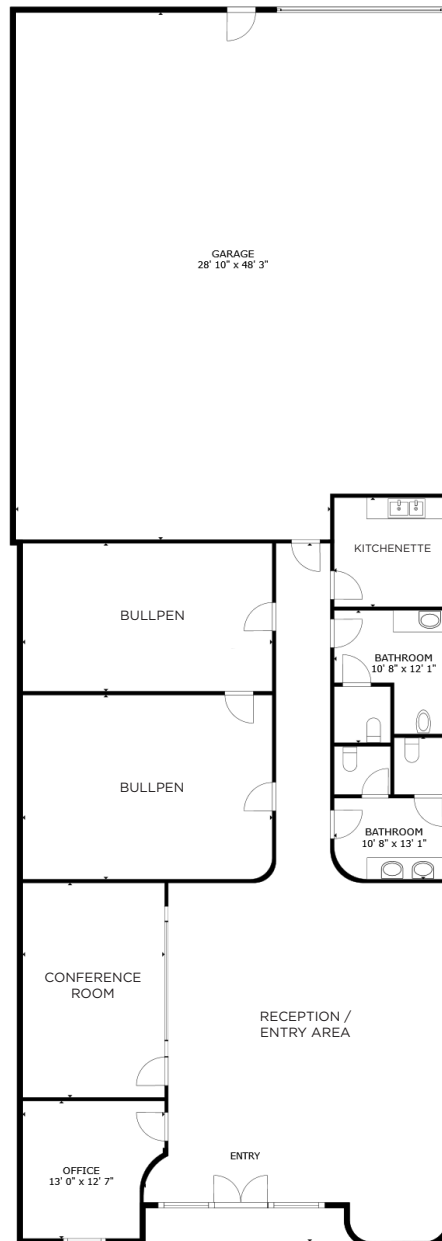
FLOORPLAN

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CLICK TO VIEW VIRTUAL TOUR



AERIAL OVERVIEW



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	18,454	148,626	378,130
2029	18,766	149,642	381,349



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	7,571	55,510	140,513
2029	7,714	56,026	141,958



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2024	\$85,502	\$95,474	\$100,608



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	6,267	61,249	179,052



BUSINESSES

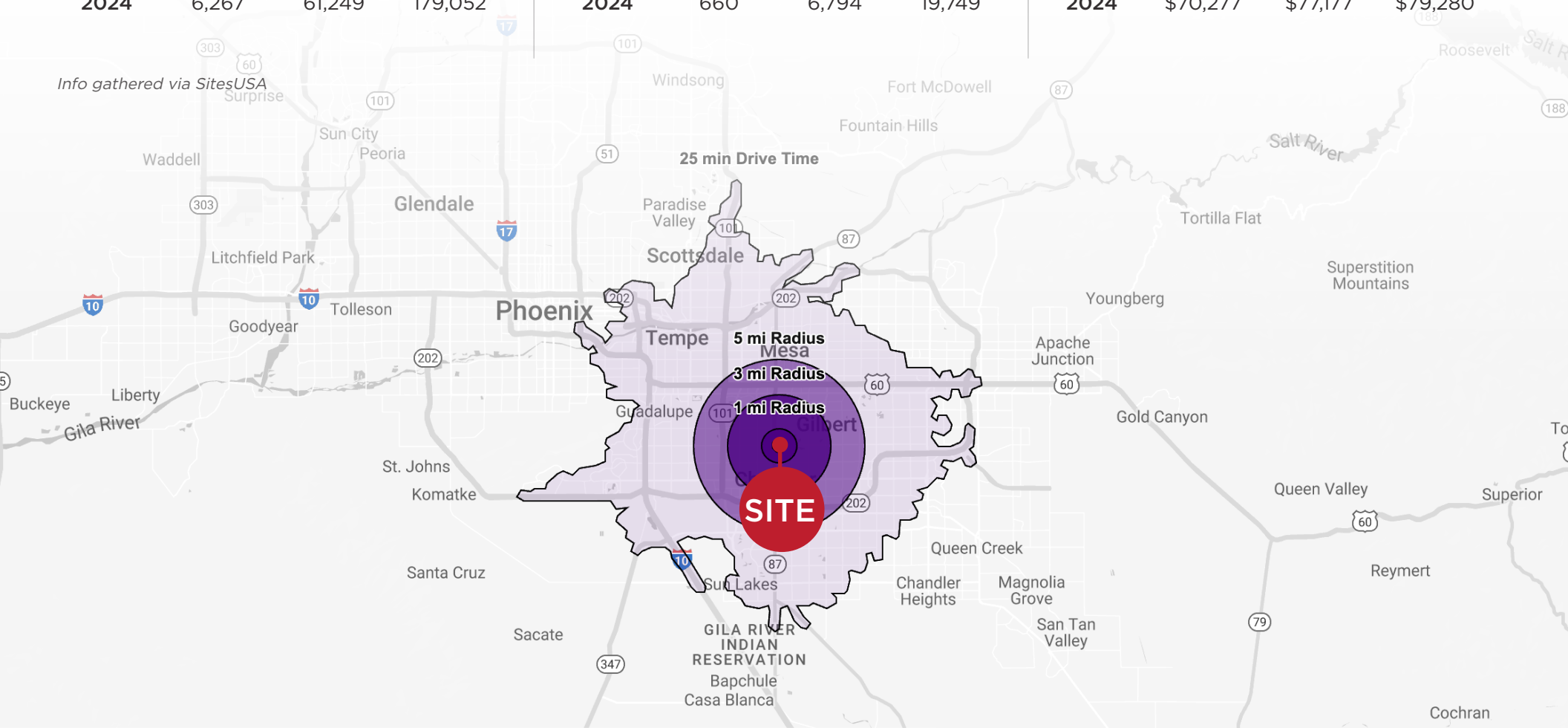
	1 MILE	3 MILES	5 MILES
2024	660	6,794	19,749



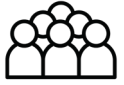
MEDIAN INCOME

	1 MILE	3 MILES	5 MILES
2024	\$70,277	\$77,177	\$79,280

Info gathered via SitesUSA



CHANDLER CITY OVERVIEW



276K +
TOTAL POPULATION



\$126K +
AVG HH INCOME

EXPANDING POPULATION

Chandler, Arizona is the 4th largest city in the state and spans over 65 miles. Chandler has consistently been one of the fastest growing cities in the United States since the 1990s. There are over 100,000 households currently and the city has approved various multi and single family developments to continue to accommodate to its growing population.

EMPLOYMENT AND RECREATION

Chandler's leading employers include Intel, Wells Fargo Bank, Chandler Unified School District, Bank of America, and Dignity Health which provide over 28,000 jobs to the city combined. Recreation in Chandler provides its residents and visitors with plenty of options of entertainment that include hiking, biking, horse back riding, golfing, dining, shopping, and more. Downtown Chandler hosts a number of annual events that range from bar crawls to weekly farmers market, ensuring there are activities for people of all ages.

