

# WAREHOUSE CONDO FOR LEASE

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



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TCN  
WORLDMARK  
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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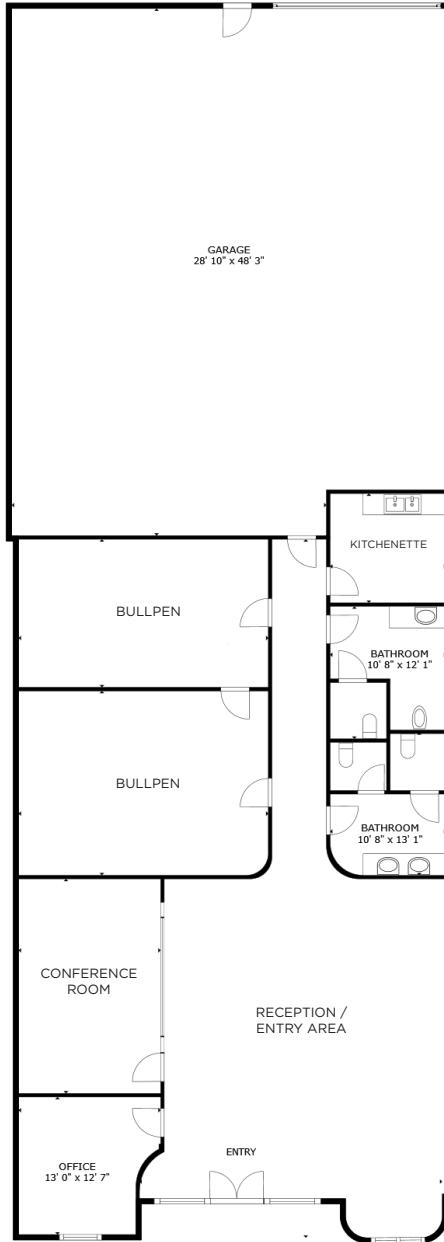
# FLOORPLAN

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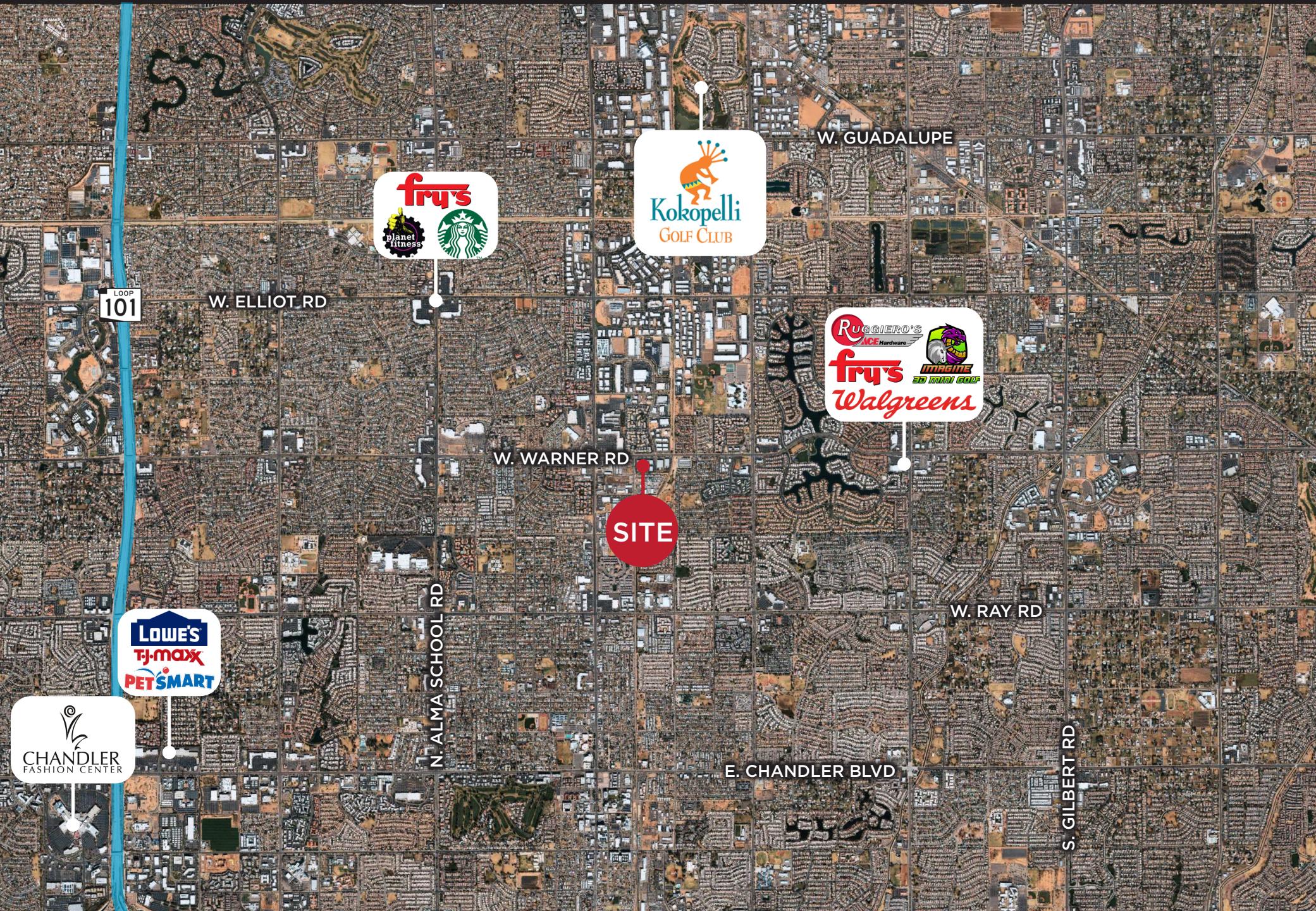
CLICK TO VIEW VIRTUAL TOUR



# AERIAL OVERVIEW

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# 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



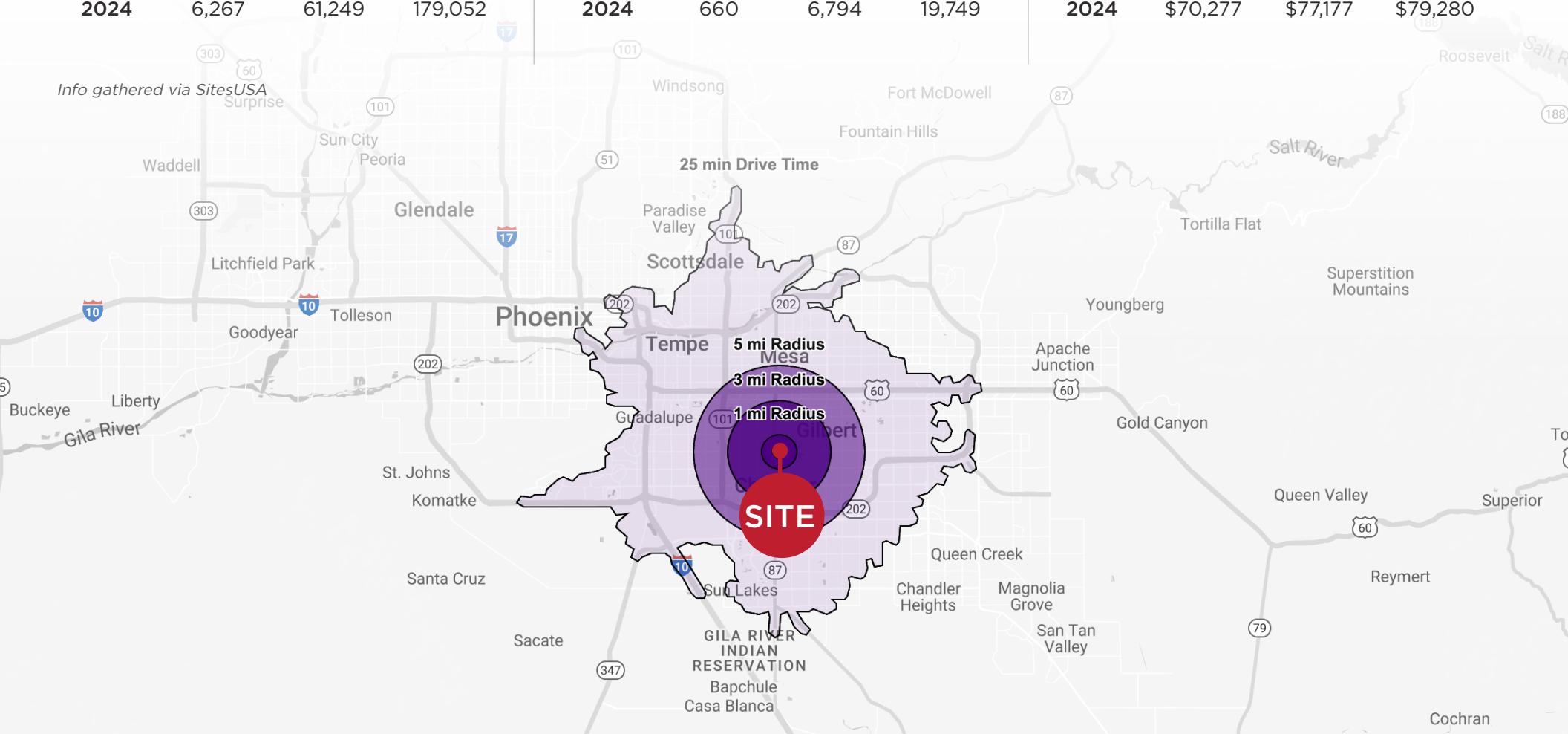
## BUSINESSES

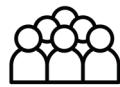
	1 MILE	3 MILES	5 MILES
2024	660	6,794	19,749



## MEDIAN INCOME

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





**276K +**  
TOTAL POPULATION



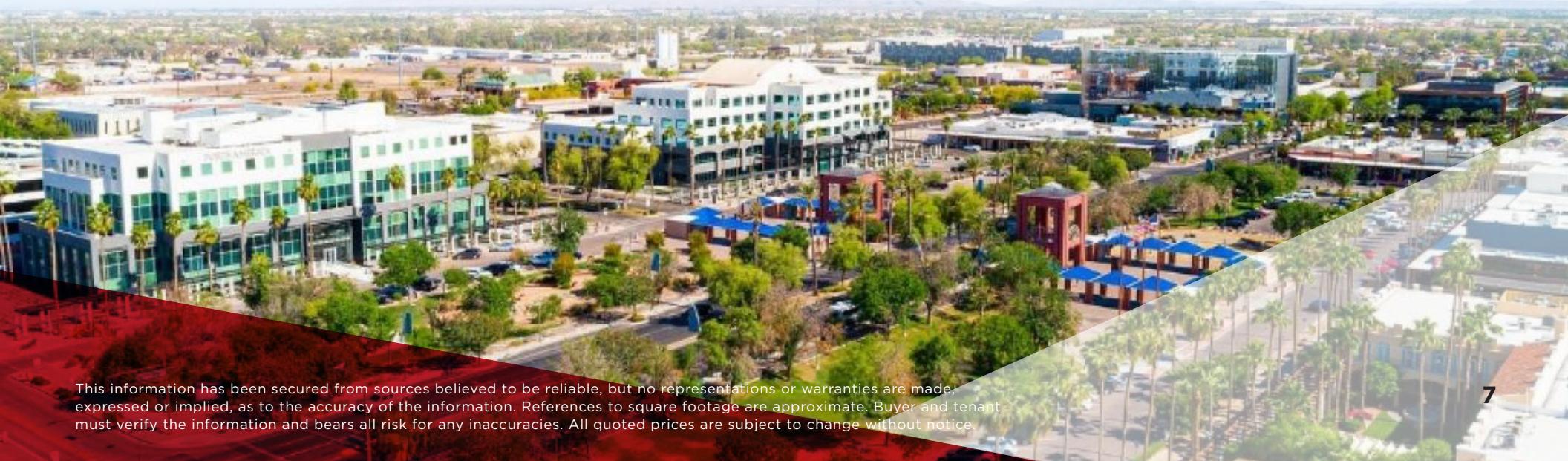
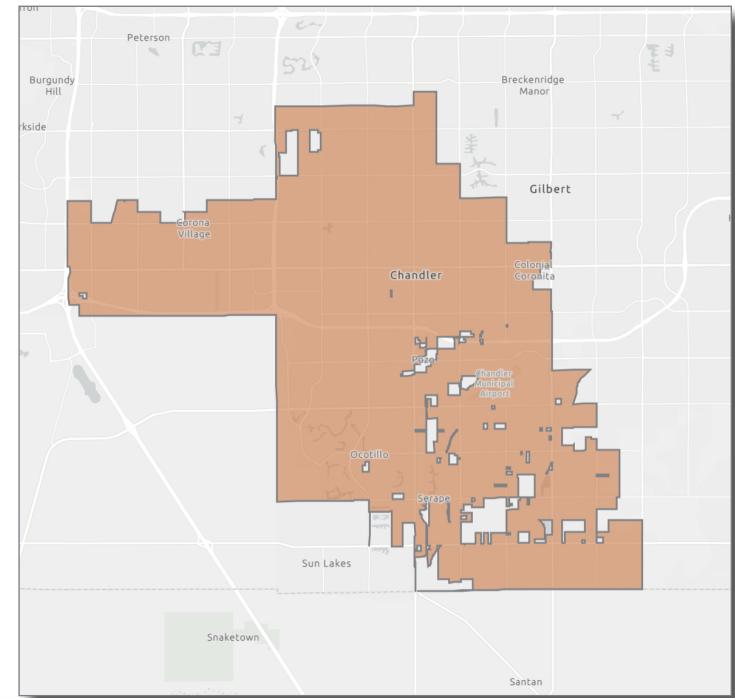
**\$126K +**  
AVG HH INCOME

## 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.



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.