

*FOR LEASE: ± 5,575 SF Industrial Flex Building*

# CHANDLER BUSINESS PARK



3155 North Colorado Street, Building 4 | Chandler, Arizona 85225

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**ICRE**



# EXECUTIVE SUMMARY

Availability: **5,575 SF  
1,115 SF Office Build-Out +  
4,460 SF Warehouse**

Lease Rate: **\$1.20 PSF**

Lease Type: **NNN (Triple Net)**

Year Built: **1987**

Parking: **3.46/1,000 SF**

Zoning: **I-1**

Traffic Counts: **Elliot Road: 30,447 VPD  
Arizona Avenue: 36,961 VPD**

## PROPERTY DESCRIPTION

The warehouse features 16' clear height, 800 amps of 3-phase power, one grade-level door, and one truck-height dock door—providing excellent functionality for logistics or operational needs.

With I-1 zoning, Parking Ratio (3.46/1,000), and strong surrounding demographics, this site offers an exceptional opportunity in one of Chandler's most accessible and business-friendly locations!



## LEASE HIGHLIGHTS

- ± 5,575 SF Industrial Flex/Condo
- Includes ± 1,115 SF of Office Build-Out and ± 4,460 Warehouse
- Zoned I-1 (City of Chandler)
- Grade-Level & Truck-Level Loading (12' x 12')
- 800 Amps | 208 Volts | 3-Phase Power
- 16' Clear Height
- (3.46/1,000 SF Ratio)



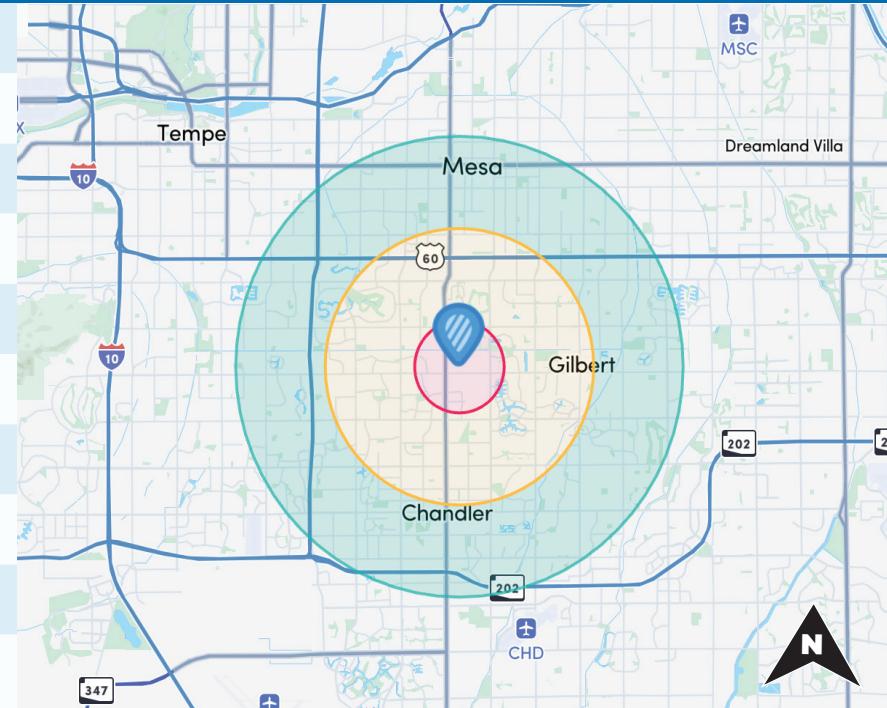
# DEMOGRAPHICS 1, 3, 5 MILE RADIUS OF SITE



## 2025 SUMMARY (SitesUSA)

|                                    | 1 Mile    | 3 Mile     | 5 Mile           |
|------------------------------------|-----------|------------|------------------|
| Daytime Population:                | 21,548    | 201,241    | <b>563,594</b>   |
| Estimated Population:              | 10,149    | 134,551    | 400,252          |
| 2028 Proj. Residential Population: | 9,892     | 131,434    | 400,459          |
| Average Household Income:          | \$111,176 | \$115,262  | <b>\$115,684</b> |
| Total Health Care Expenditure:     | \$26.66 M | \$336.03 M | \$976.85 M       |
| Median Age:                        | 35.1      | 35.5       | <b>35.4</b>      |
| Average Household Size:            | 2.4       | 2.5        | 2.6              |
| Housing Units:                     | 4,623     | 56,938     | <b>166,230</b>   |
| Total Households:                  | 4,306     | 52,896     | 153,943          |
| Total Businesses:                  | 1,032     | 8,172      | 20,409           |

## DEMOGRAPHIC RADIUS RINGS



# CHANDLER BUSINESS PARK FOR LEASE



**ORION Investment Real Estate**  
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