

# Industrial space available for sublease in Chandler, AZ

> Building Size: ±397,280 SF

> Available Size: ±201,760 SF

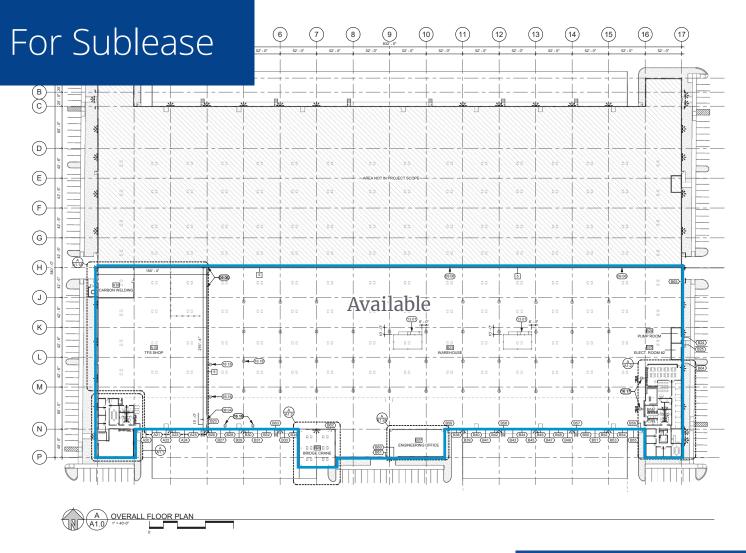
 $> \pm 4,680 \& \pm 2,000 SF in two (2) office pods$ 

> 32' clear height

> Full HVAC warehouse

- > Thirty-two (32) dock-high loading doors 5 pit & 27 edge-of-dock levelers
- > Five (5) grade-level doors
- > Sixty-four (64) trailer stalls
- > R-38 warehouse insulation
- > Ten (10) ton crane
- > Four (4) Big Ass fans in warehouse
- > 2,400 amps, 277/480V power
- > ESFR Sprinklers
- > PAD zoning, City of Chandler
- > Sublease expires 3/31/2028





## Location



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