



FOR SALE OR LEASE

3167 W Armstrong Place

Chandler, AZ 85286



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68,421 SF

RBA

4.25

Acres

\$1.35/SF NNN

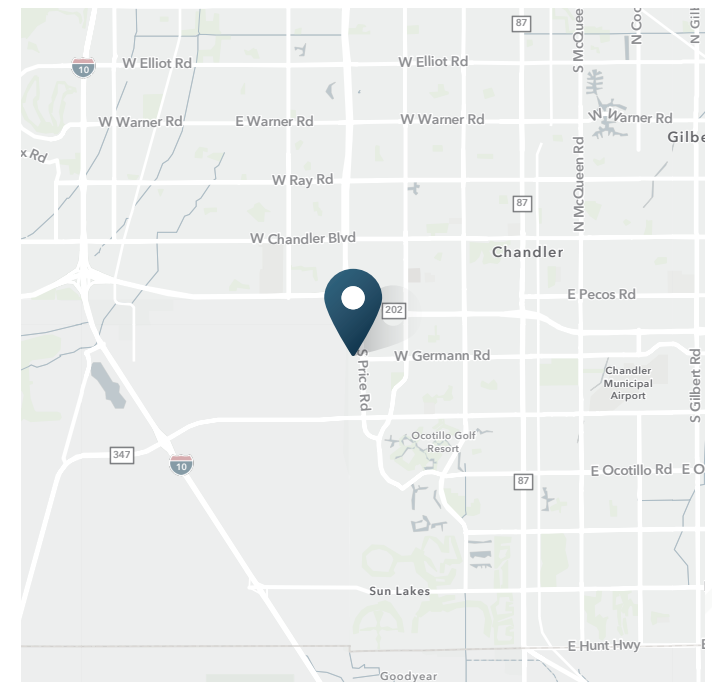
Lease Rate

\$16,900,000

Purchase Price

PROPERTY HIGHLIGHTS

- Modern industrial facility with efficient warehouse configuration
- Constructed in 2010 with 30' clear height
- Suitable for a variety of industrial uses including manufacturing, distribution, and flex applications
- Located in Chandler, Arizona, one of the Phoenix metro's most active and in-demand industrial and technology-driven submarkets
- Immediate proximity to Loop 202 with quick access to I-10, providing excellent regional and interstate connectivity
- Situated in a region supported by a strong labor pool



Property Photos

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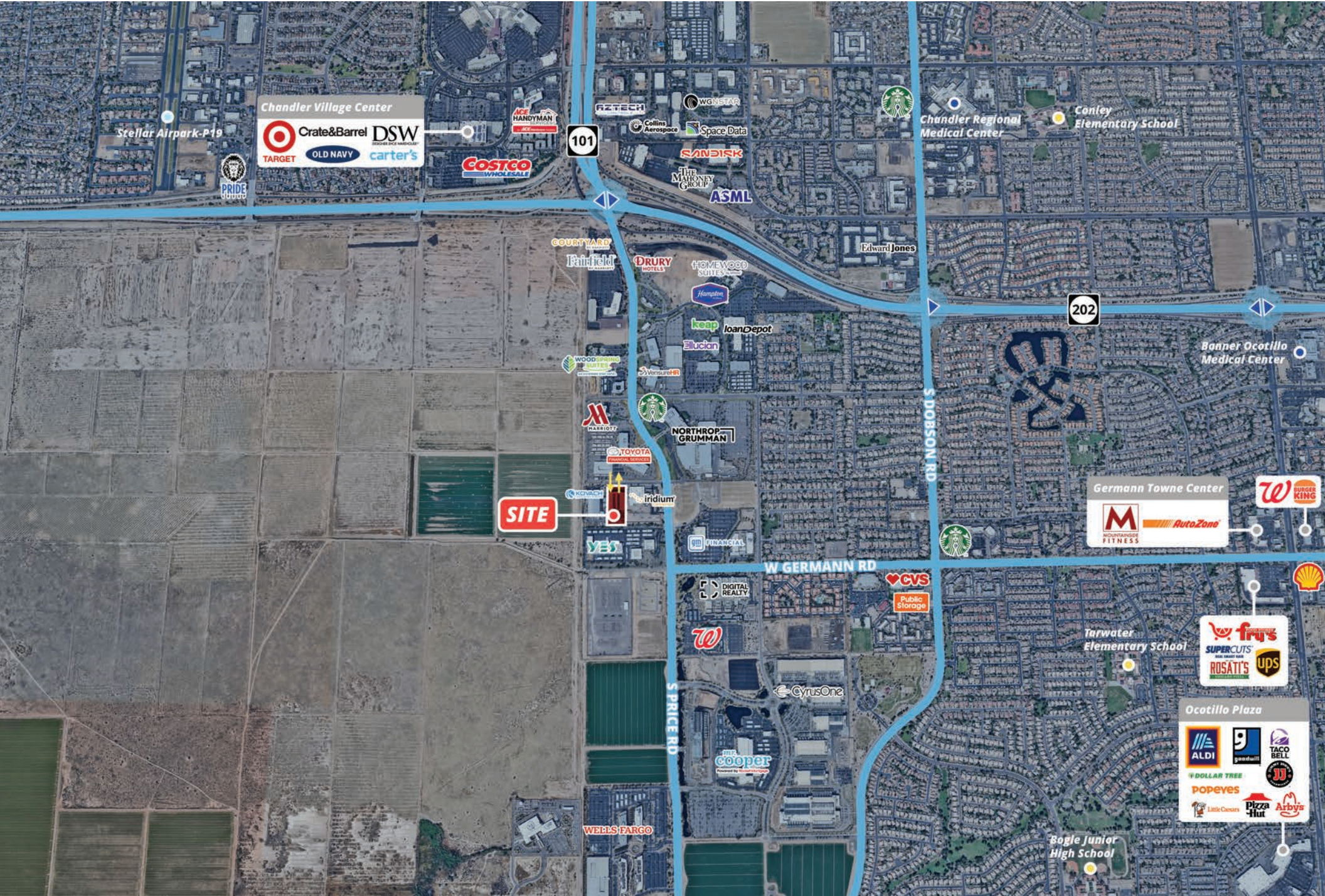
Site Aerial

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Corporate Neighbors and Access

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High-Level Aerial

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