

6900 W. Morelos Place| Chandler, AZ

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#### Colliers

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## Building Features

6900 West Morelos Place | Chandler, AZ

Manufacturing/Warehouse **USE** 

±58,699 SF BUILDING SQ. FT.

3.69 (160,555 Sq. Ft.) **ACRES** 

Two (2) **STORIES** 

±41,699 SF WAREHOUSE

±17,000 SF (2nd floor production space) OFFICE/PRODUCTION

28' **CLEAR HEIGHT** 

One (1) dock; Five (5) grade level doors **DOORS** 

100% HVAC

2500 amps **POWER** 

Backup power generator with a 1500 KW max capacity

Parking Ratio: 2.7:1,000 RSF / 129 parking spaces **PARKING** 

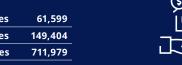
2002; Renovated in 2024 **BUILT** 

## 2024 Demographics



#### **Population**

3-miles	61,599
5-miles	149,404
10-miles	711,979





### **Avg Household Income**

3-miles	\$118,195
5-miles	\$120,912
10-miles	\$100,889



### **Median Age**

3-miles	38.8
5-miles	39.2
10-miles	35.7



#### Households

3-miles	24,696
5-miles	60,372
10-miles	276,842







# Photos

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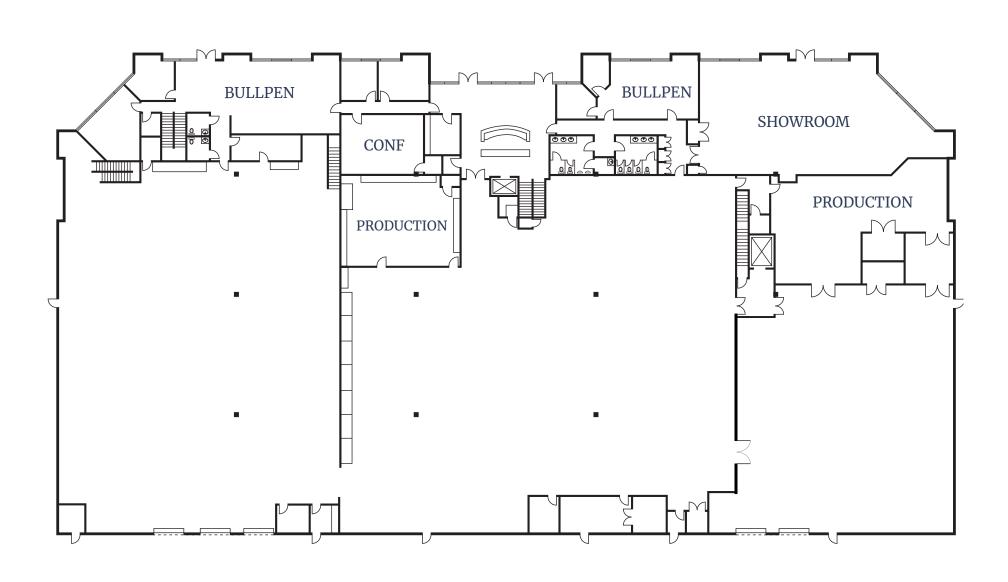






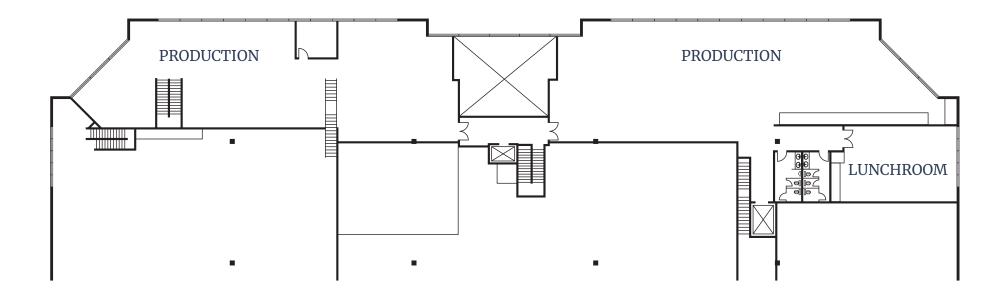
## Floor Plan - First Floor

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## Floor Plan - Second Floor

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