

# For Sale

## ±58,699 SF Industrial Building

6900 W. Morelos Place | Chandler, AZ

Contact Me for Sale Information:

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# Building Features

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USE	Manufacturing/Warehouse
BUILDING SQ. FT.	±58,699 SF
ACRES	3.69 (160,555 Sq. Ft.)
STORIES	Two (2)
WAREHOUSE	±41,699 SF
OFFICE/PRODUCTION	±17,000 SF (2nd floor production space)
CLEAR HEIGHT	28'
DOORS	One (1) dock; Five (5) grade level doors
HVAC	100%
POWER	2500 amps Backup power generator with a 1500 KW max capacity
PARKING	Parking Ratio: 2.7:1,000 RSF / 129 parking spaces
BUILT	2002; <b>Renovated in 2024</b>



## 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



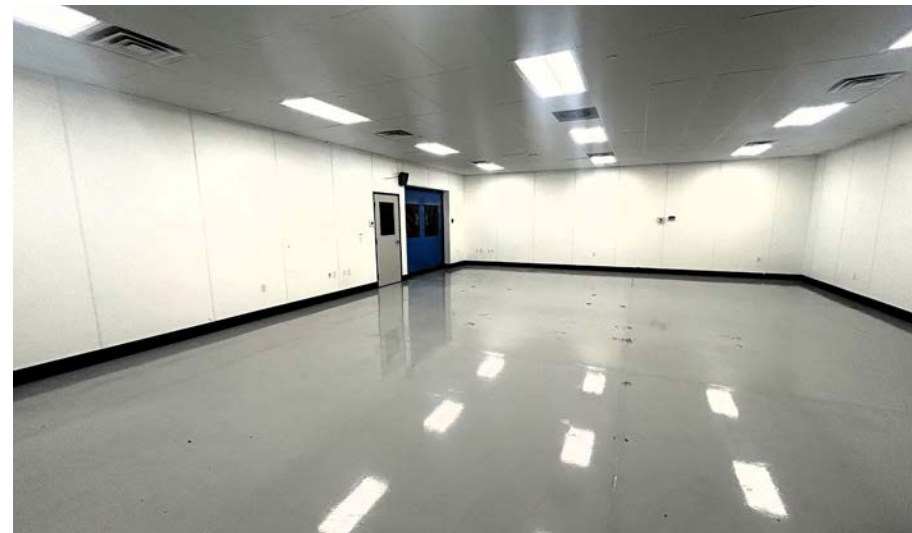
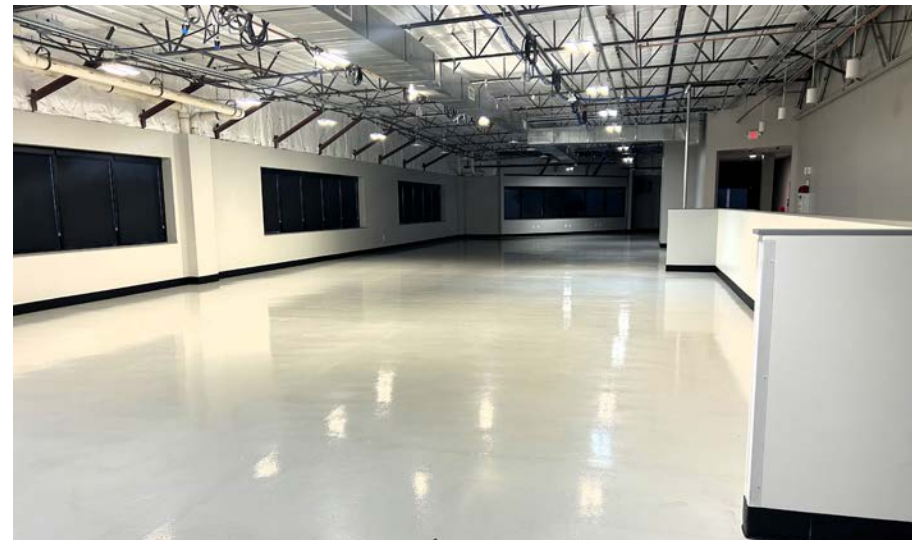
### Households

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



# Photos

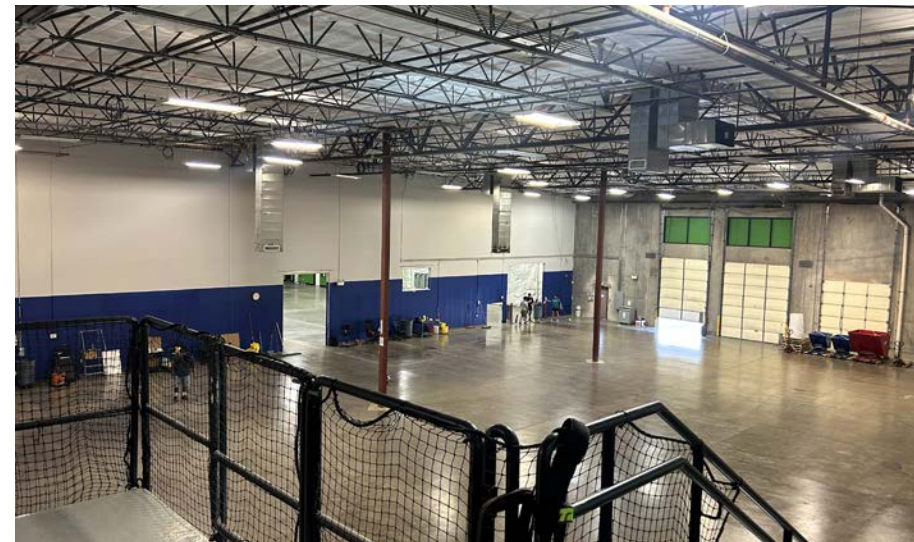
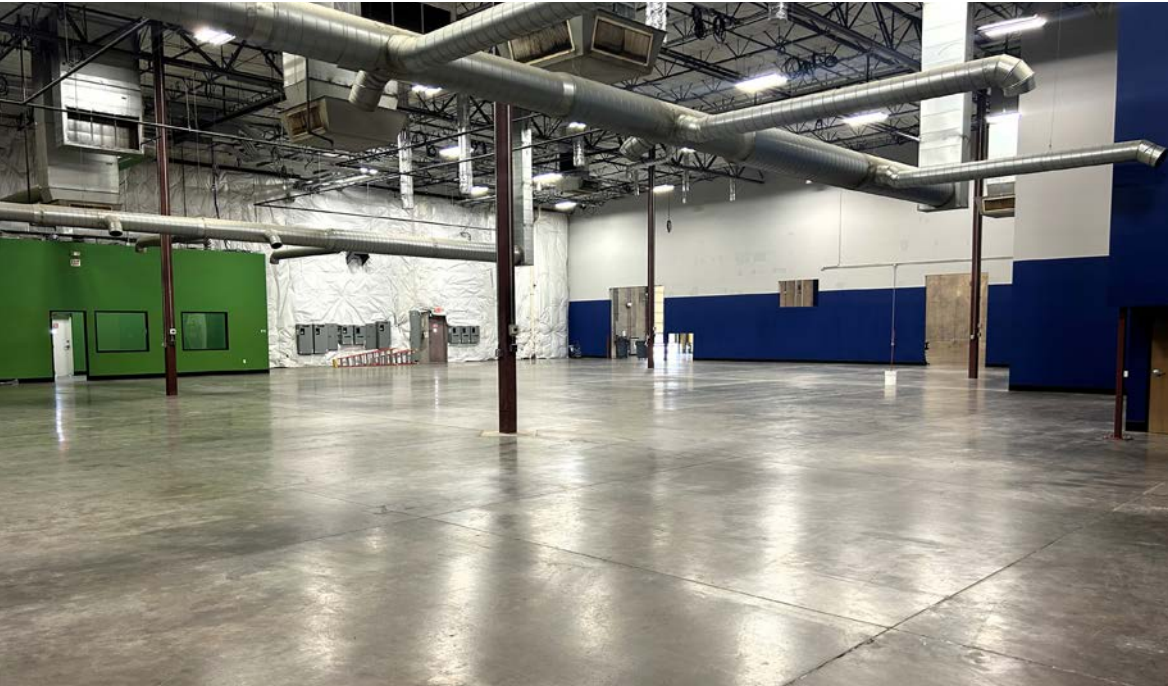
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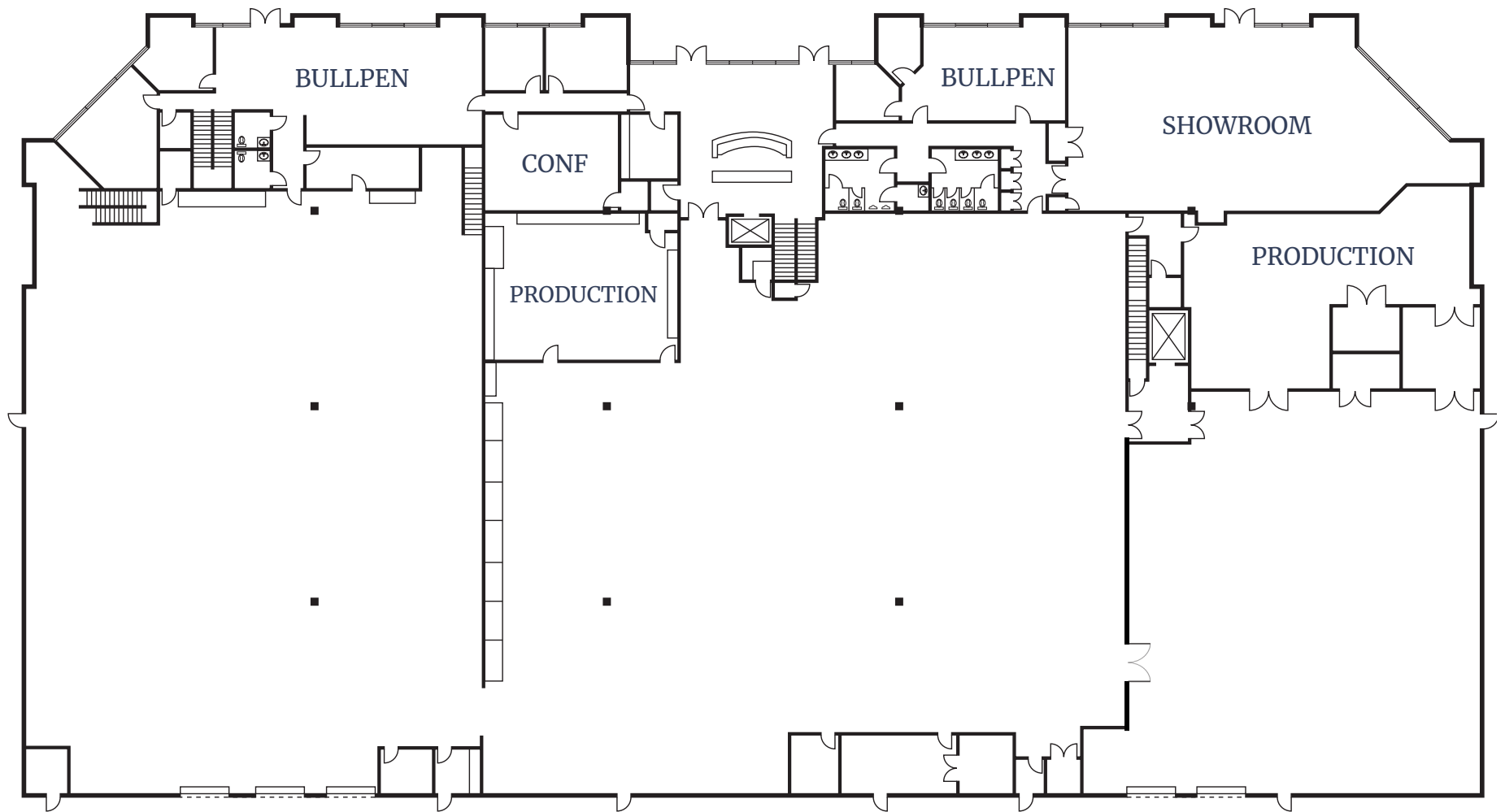
# Photos

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# Floor Plan - First Floor

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# Floor Plan - Second Floor

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