



For Sale

6409 W. Commonwealth Place
Chandler, AZ 85226

Owner User /
Investment Opportunity



48,106 TOTAL SF



40% OFFICE/FABRICATION



4.42 ACRE LOT



I-2 ZONING



4,000 AMPS

STREAM
REALTY





Property Overview

ADDRESS	6409 W. Commonwealth Place
CITY	Chandler
LAND AREA	4.42 Acres
TOTAL SQUARE FEET	48,106 SF
OFFICE/FABRICATION	40% (Estimated)
YARD SIZE	1.50 Acres (Potential)
YEAR BUILT	1979
ZONING	I-2, Heavy Industrial
WAREHOUSE COOLING	100% HVAC
MAIN WAREHOUSE CLEAR HEIGHT	14' (Estimated)
SECOND WAREHOUSE CLEAR HEIGHT	24'
GRADE DOORS	7



Site Plan



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Unparalleled Location

The Opportunity

Positioned within the I-10 Corridor, one of the most concentrated semiconductor and advanced manufacturing clusters in the West, 6409 W. Commonwealth Place offers a rare opportunity to acquire an infill industrial asset in a submarket defined by sustained corporate investment and limited available product. The ±48,106 SF building sits on ±4.4 acres with heavy power infrastructure, I-2 zoning, and a ±1.5-acre yard, a combination increasingly difficult to replicate as land within the corridor tightens. Direct access to Loop 202 and I-10 connects the site to the full Phoenix MSA, anchored by Chandler's deep semiconductor, electronics, and advanced manufacturing labor pool and supply chain.

The existing improvements are configured to support specialized manufacturing, offering an in-place foundation of heavy power, structural capacity, and yard utility that adapts to a range of industrial uses. For owner-users, the building delivers immediate functionality in a market where comparable infill assets with yard rarely come available. For value-add investors and developers, the asset presents a defensible basis in one of Phoenix's most supply-constrained industrial corridors, with optionality to reposition, redevelop or hold for long-term appreciation as the I-10 Corridor continues to expand.

Demographics

Within 10-Mile Radius



40,452
Businesses



409,832
Employees

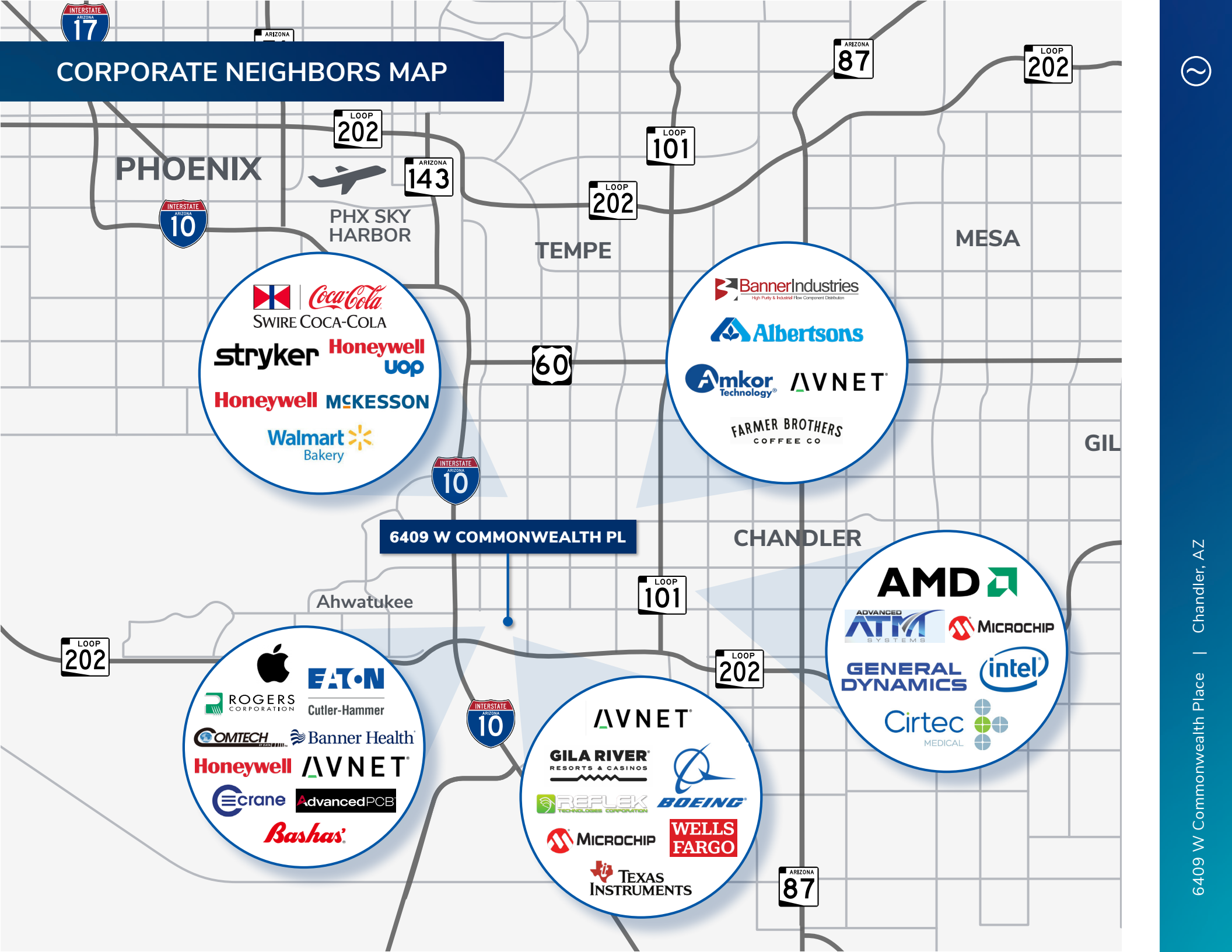


\$10.2 B
Consumer Spending





CORPORATE NEIGHBORS MAP



PHOENIX



PHX SKY HARBOR



TEMPE



MESA

SWIRE COCA-COLA

High Purity & Isolated Flow Component Distribution

GIL

6409 W COMMONWEALTH PL

CHANDLER



Ahwatukee



Industrial Warehouse For Sale



6409 W. Commonwealth Place | Chandler, AZ 85226



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