

Do Not Disturb
Tenant

FOR SALE
220 N McKemy Ave | Chandler, AZ 85226



Freestanding Industrial/Office Building with Chandler Blvd Frontage
Located off Chandler Blvd Near I-10 & Loop 202

MARK WILCKE

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NAIHorizon

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2944 N 44th St, Suite 200 Phoenix, AZ 85018
602 955 4000 | naihorizon.com

Site Features

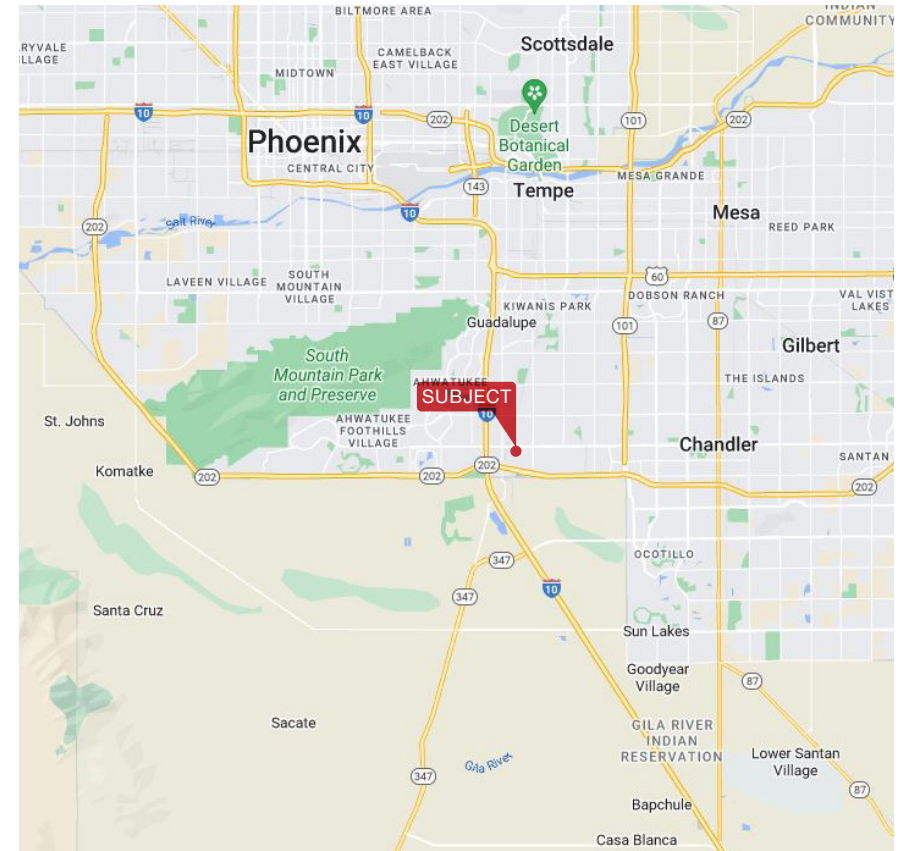
FOR SALE
220 N McKemy Ave
14,600 SF | ±1.45 Acres

Property Features:

- Currently Leased – Tenant can remain or be removed
- Masonry Block Construction, Built 1989
- 92 Parking Spaces 6.3 per 1,000 SF
- 22 ft Clear Height
- 100% Air Conditioned and Drop Ceiling
- Fully Sprinklered
- Excellent Visibility from Chandler Blvd & McKemy Ave
- Grade Level Loading
- I-1 Industrial Zoning City of Chandler

Site/Location Features:

- Convenient Access to the 202 and 1-10 Fwys
- Covered Parking in the Rear of Property
- ±5,800 Square Feet of Office Buildout
- 600 Amps, 120/208 Volts, 3 Phase, 4 wire, Additional Power Available
- Occupancy available within 30 Day Notice after Lease Termination
- Do Not Disturb Tenant – Contact Broker to Arrange Tour



Property Information	
Sale Price:	Contact Listing Brokers
Size:	14,600 SF Flex on ±1.45 Acres
APN:	301-68-070A
2025 Property Taxes:	\$22,420.32
Zoning	I-1 Industrial Zoning City of Chandler

Demographics	1 Mile	3 Miles	5 Miles
Median Age:	41.0	40.0	39.7
Population:	6,446	78,663	186,292
Average HH Income:	\$133,318	\$143,681	\$142,211
2025 Emp.Population	4,030	48,308	113,020

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Site Aerial

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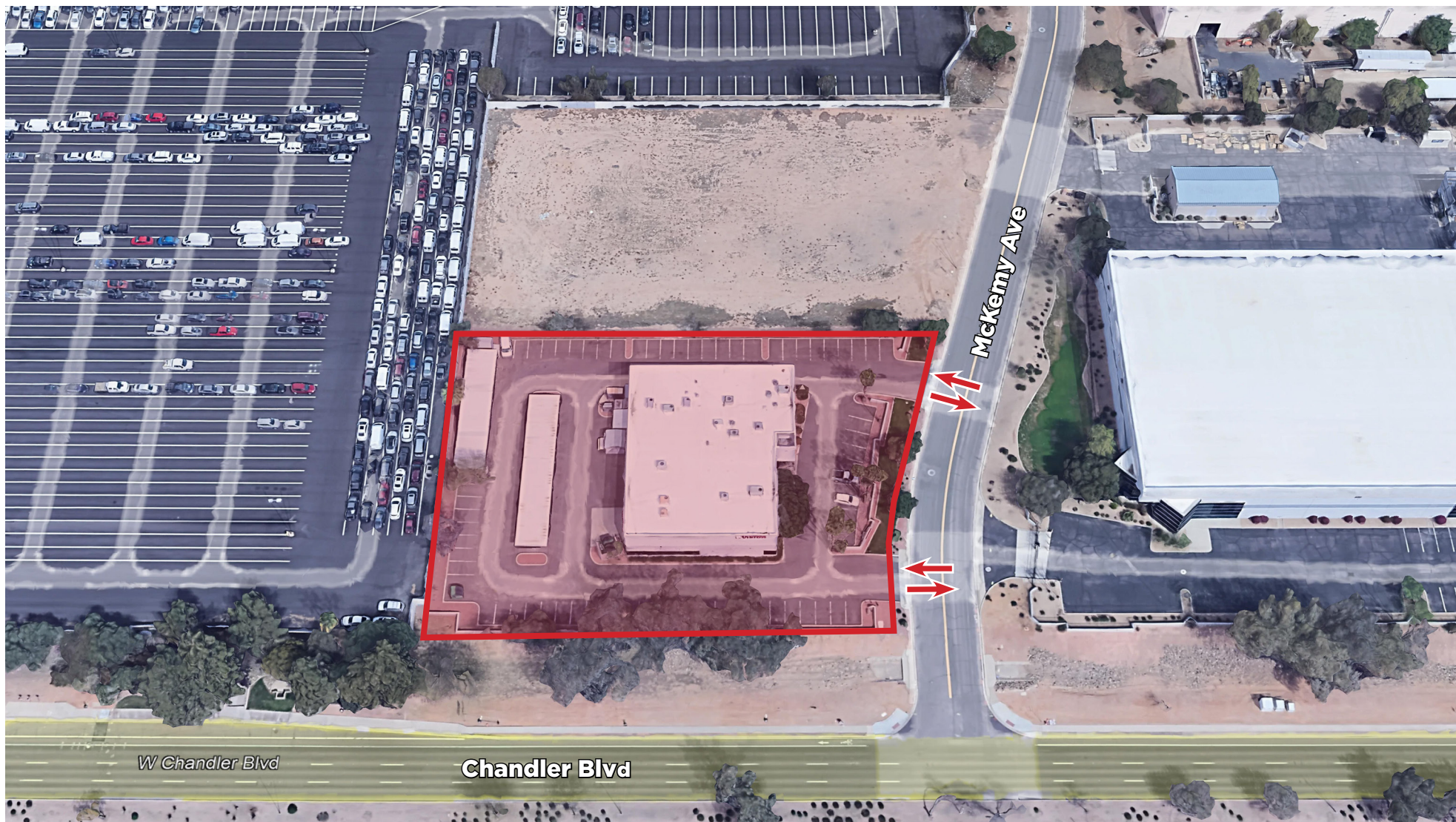
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Property Photos

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