

FOR SUBLEASE

±10,447 SF OFFICE/WAREHOUSE MANUFACTURING BUILDING ON ±1.08 ACRES | 100% A/C



CBRE

6849 W FRYE RD | CHANDLER, AZ



PROPERTY HIGHLIGHTS

6849 W. Frye Road is located within San Tan Technology Park, offering strategic access to I-10 and Loop-202

- + ±10,447 SF office/warehouse building on ±1.08 acres
- + Approximately ±4,388 SF of office
- + 22' clear height
- + 100% A/C
- + One grade door
- + 600 amps 277/480v
- + R-30 insulation in warehouse
- + Corporate-image building
- + Zoning PAD, City of Chandler
- + Available for occupancy January 1, 2027
- + Sublease expires January 31, 2033

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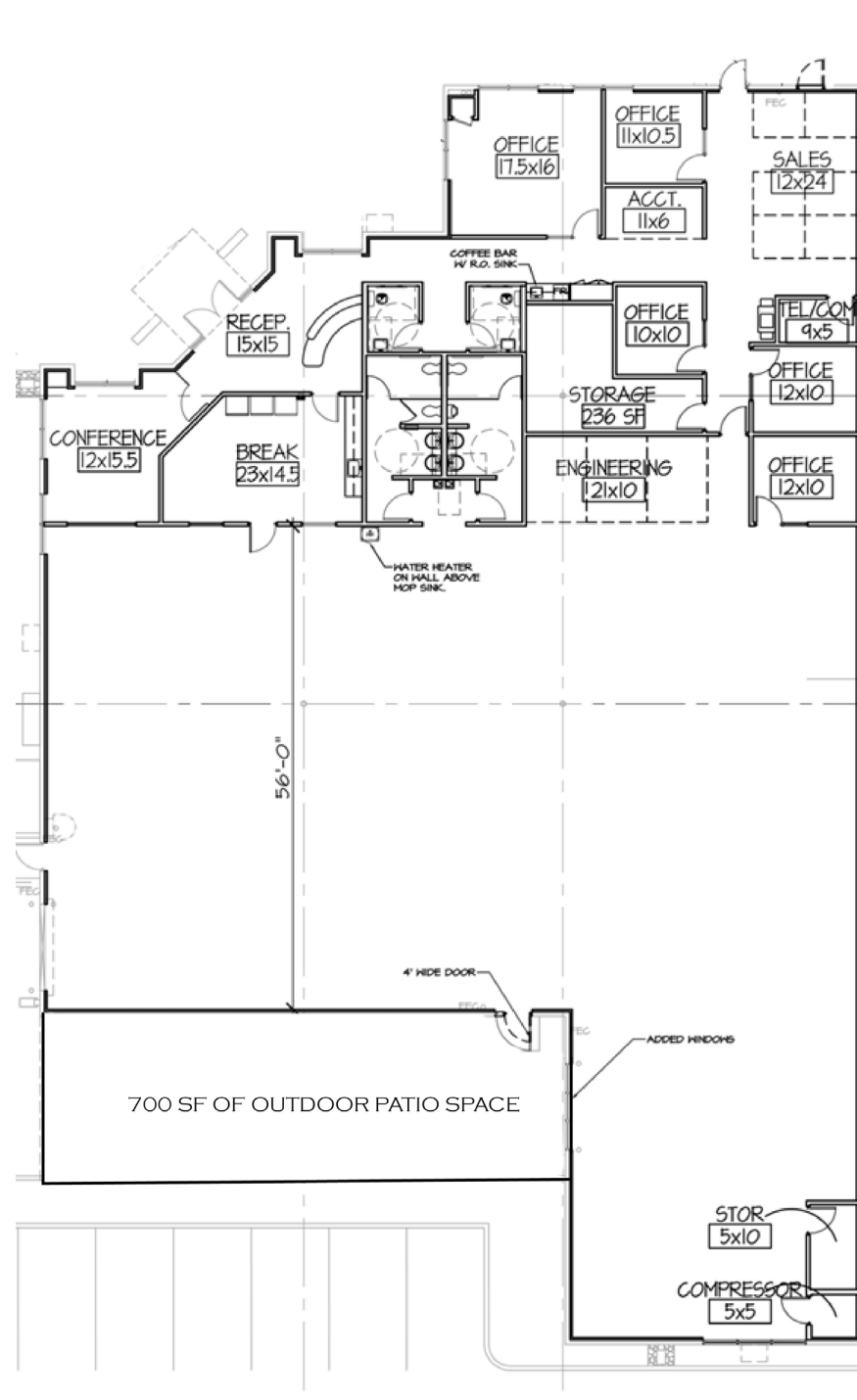
±10,447

Total SF on ±1.08 acres

\$1.40/SF NNN



FLOOR PLAN



↑
N
NOT TO SCALE



AERIAL OVERVIEW

ESTRELLA MOUNTAINS



PHOENIX SOUTH MOUNTAIN PRESERVE



±77,932 VPD



CHANDLER BOULEVARD ±28,060 VPD



202

Bashas'

56TH STREET



Honeywell



FRYE ROAD



6849 WEST
FRYE ROAD



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6849 W FRYE RD, CHANDLER

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