



FOR LEASE | FLEX-INDUSTRIAL & OFFICE SPACE

# SANTAN DOBSON BUSINESS PARK

2225 W Pecos Rd Suite 4, Chandler, AZ 85224

TJ Zaharis Partner & Designated Broker | 480.610.2400 | [tj@coberealestate.com](mailto:tj@coberealestate.com)



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## PROPERTY SUMMARY

Available SF: 3,337 SF

Lease Rate: \$1.60 SF/month (NNN)

Year Built: 2005

Zoning: PAD

Cross Streets: West Pecos Road & Dobson Rd

## PROPERTY OVERVIEW

Located in the San Tan Dobson Business Park, this 3,337 SF built-out industrial office offers **direct access to Loops 101 and 202** with **strong visibility from Loop 202**, in the heart of Chandler's employment corridor near major employers, hospitals, retail, and hotels. The property is minutes from Chandler Fashion Center and Chandler 101 and benefits from 28,700 VPD along Pecos Road. **The space includes two offices, a bull pen, two restrooms, and a conference room with kitchenette, along with a 16' roll-up door, 19' clear height, and tilt-up construction.** Additional features include a 35' deep fenced yard and building signage, making it ideal for a variety of office and industrial users.

## PROPERTY HIGHLIGHTS

- 3,337-SF Built Out Industrial Office
- Includes: 2 Offices, Bull Pen, Two Restrooms, Conference Room with Kitchenette, 16' Roll Up Door; 19' Clear Height, 35' Deep Fenced Yard
- Tilt Up Construction
- Building Signage Available
- Direct Freeway Access to Loops 101 & 202 with 202 visibility

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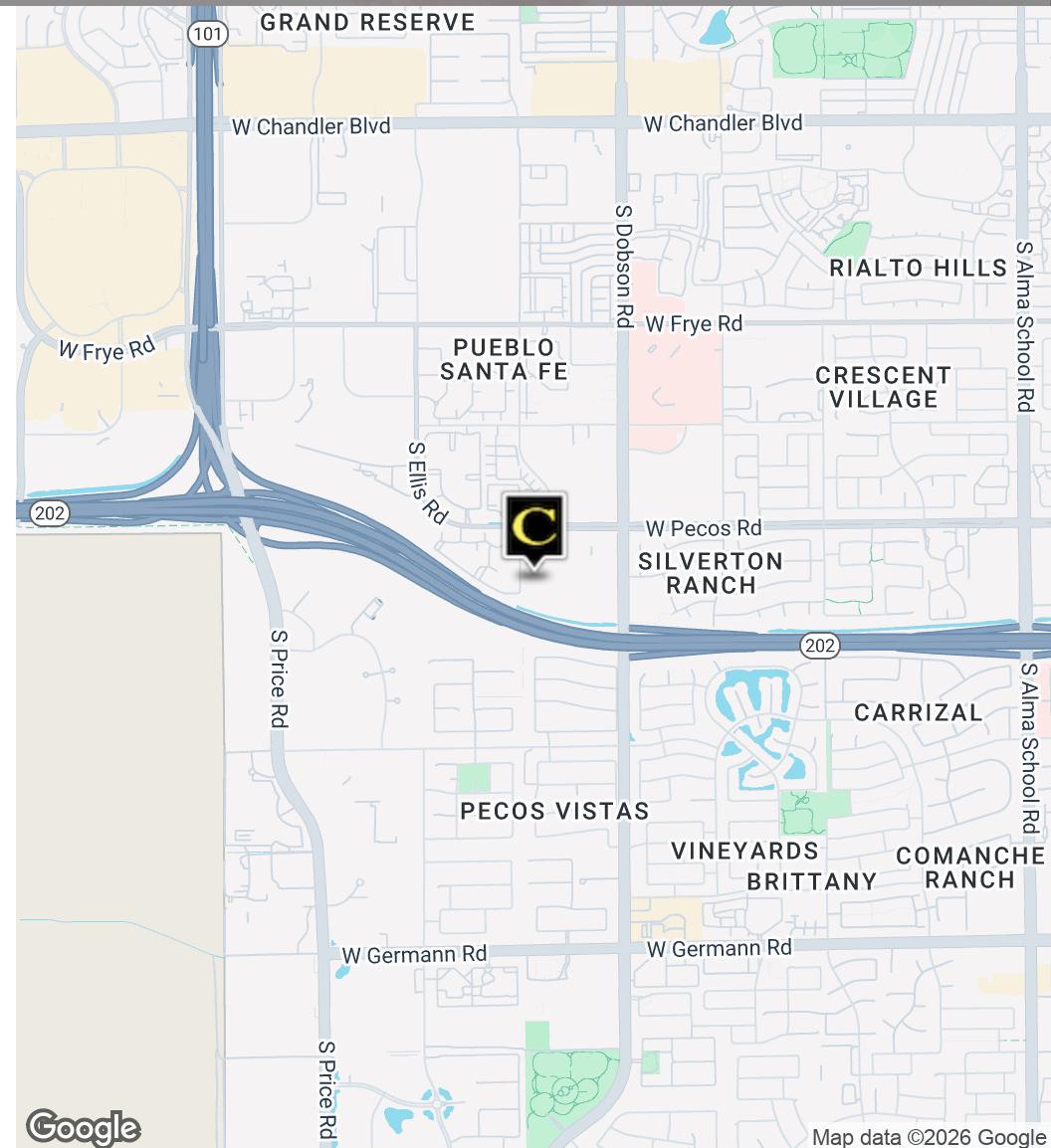


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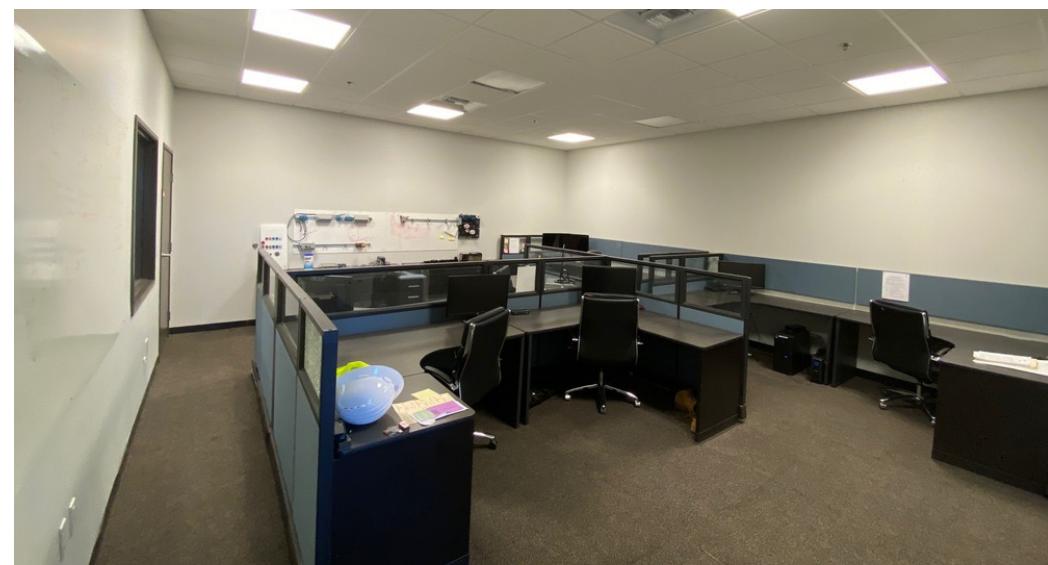


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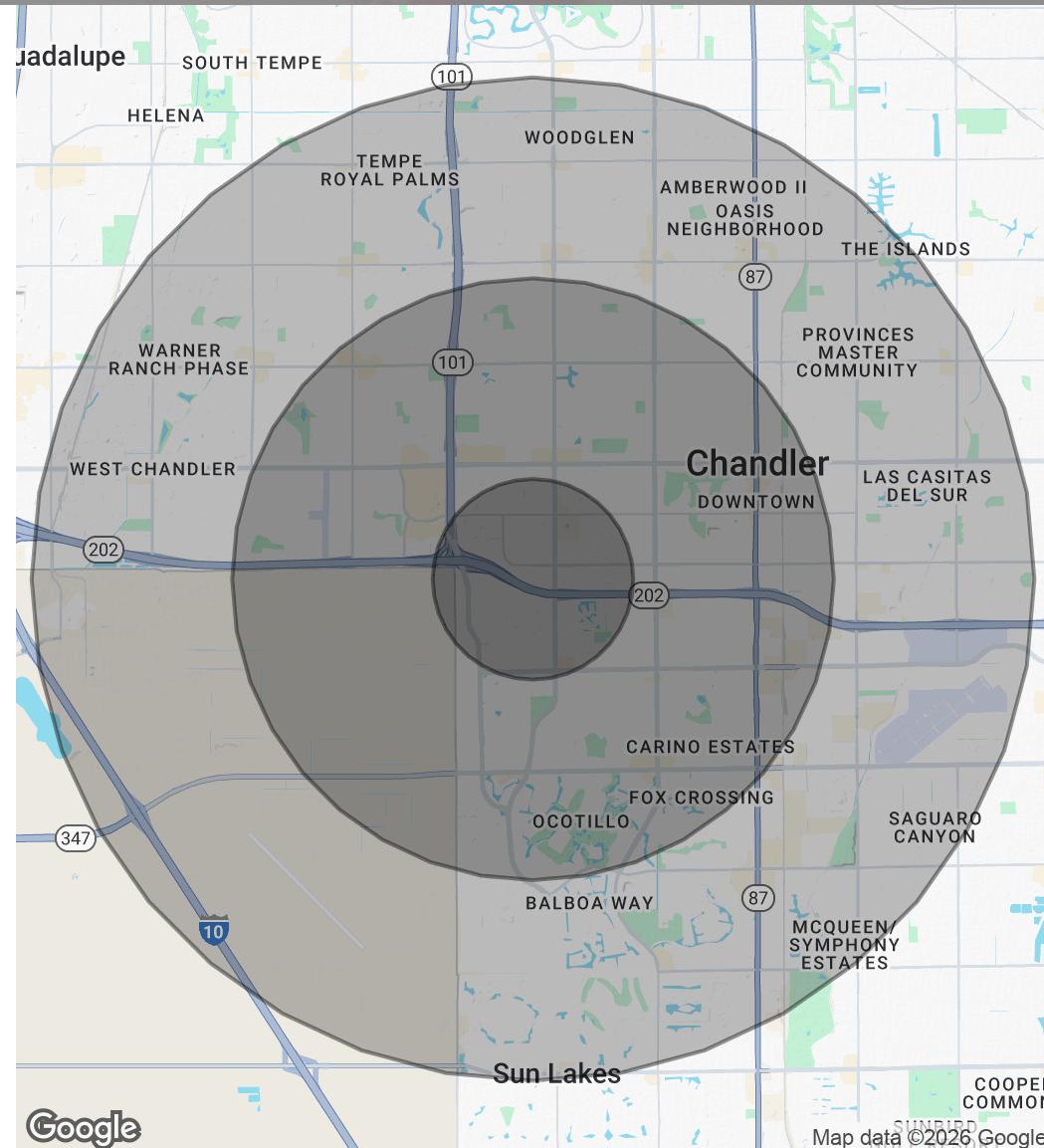
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,636	95,954	233,423
Average Age	35.3	33.3	35.2
Average Age (Male)	35.4	32.4	34.2
Average Age (Female)	35.0	34.1	35.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,557	36,783	89,243
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$90,997	\$81,113	\$85,753
Average House Value	\$381,494	\$321,089	\$310,127

2020 American Community Survey (ACS)



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