

# Paloma Kyrene Business Community

6150 W Gila Springs Place, Suites 14 Chandler, Arizona 85226  
FOR LEASE - Flex Industrial Warehouse (7,069 sf)

# INDUSTRIAL OFFICE/WAREHOUSES SPACE

FOR LEASE - \$12.00 NNN



6150 W. Gila Springs Place - Suites 14

## Building Features

The Paloma Kyrene Business Community is a +/- 174,600 sf Office/Industrial condominium development.

The property is located between the I-10, Loop 101 (Pima) and Loop 202 (San Tan) Freeways approximately 14 miles from Sky Harbor International Airport; 3 miles from Chandler Fashion Mall and 4 miles from Chandler Regional Hospital.

The office is located just off Kyrene Road & Gila Springs Place in the Industrial Building N in the center of the property. It is designed to accommodate a high tech, engineering or upscale tenant.

### FEATURES INCLUDE:

- ~ Suite 14 - 7,069 sf office
- ~ Fenced Yard
- ~ Multiple Offices
- ~ Large Bull Pen Areas
- ~ 12'x14' Roll up Door
- ~ Kitchen/Break Area
- ~ Restrooms/w Shower
- ~ Warehouse with Mezzanine Storage
- ~ Dual Truck Wells

# FLOOR PLAN

## Industrail Condo/Office



Gary Owen, CPM®  
Direct: 480-889-0021  
gary@landworksaz.com

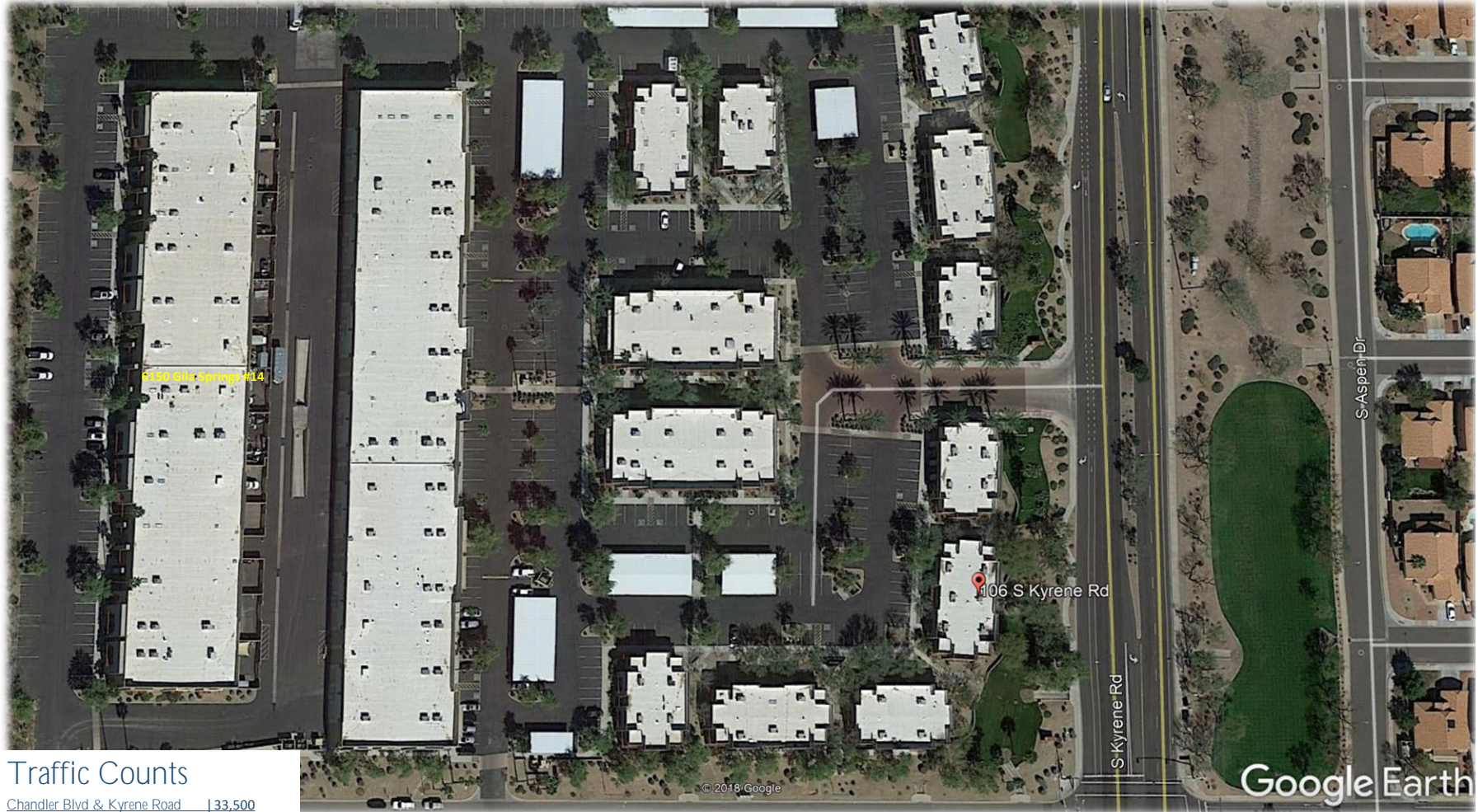


# LANDWORKS

20 S. Kyrene Road  
Chandler, AZ 85226  
[www.landworksaz.com](http://www.landworksaz.com)

# FOR SALE - SUITE 21

Aerial View



6100 Gila Springs Rd 4

## Traffic Counts

[Chandler Blvd & Kyrene Road](#) | 33,500  
[Kyrene Road & Gila Springs Place](#) | 37,000

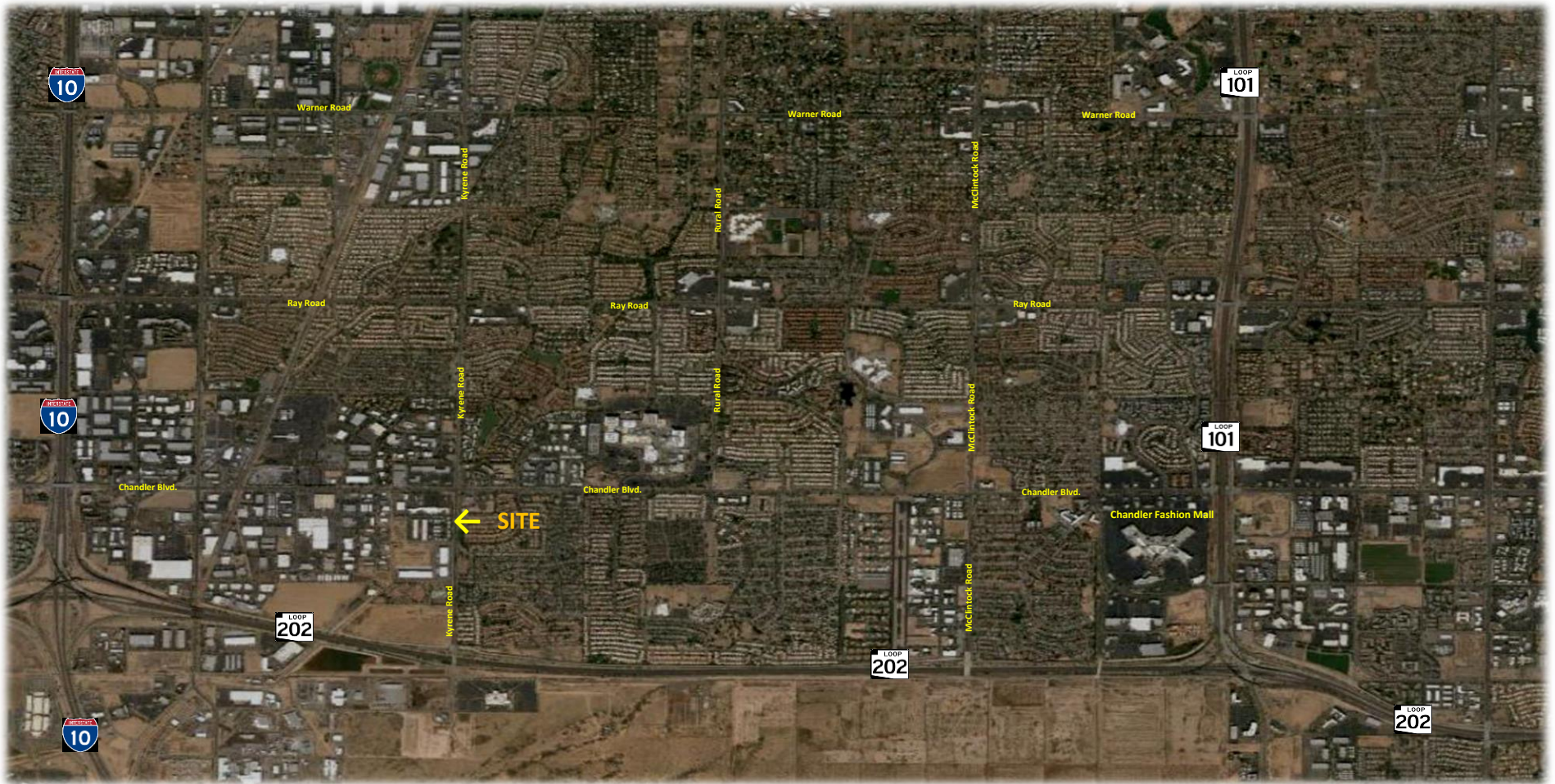
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# FOR LEASE - Office Space

## Property Location Map



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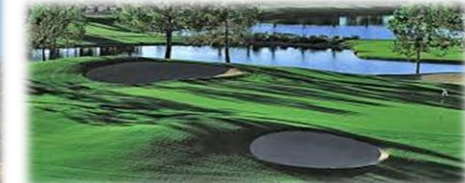


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# Condo Office Investment Opportunity



Chandler City Hall



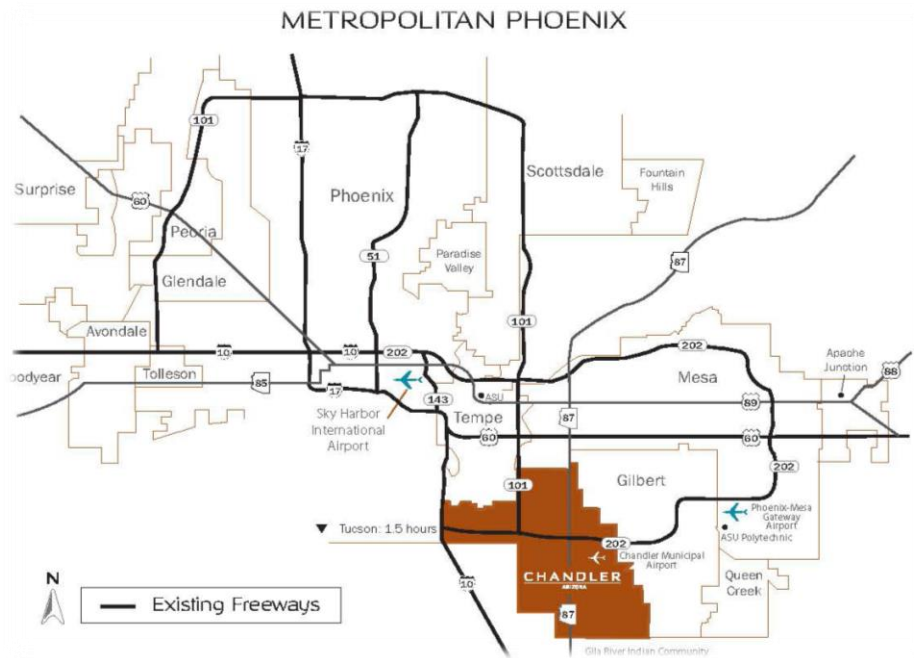
Intel's \$7 Billion Fab Plant

## CHANDLER, ARIZONA

Chandler is located in the Southeast Valley in a growing Metropolitan area with a population with over 250,000 residents. The City is located with easy access to the 202 San Tan Freeway; 101 Pima Freeway; the I-10 Freeway.

Sky Harbor International Airport is approximately 20 miles from downtown Chandler and Phoenix-Mesa Gateway Airport is located 20 minutes east and offers cargo and a few personal inbound and outbound daily flights.

Chandler is a pivotal location for Intel and other major high tech companies relocating to Arizona.



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, Landworks, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 01-01-2019

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