

INDUSTRIAL CONDOS

500 E Ocotillo Road | Chandler, AZ



South Chandler Business Center | Phase 1

For more information contact

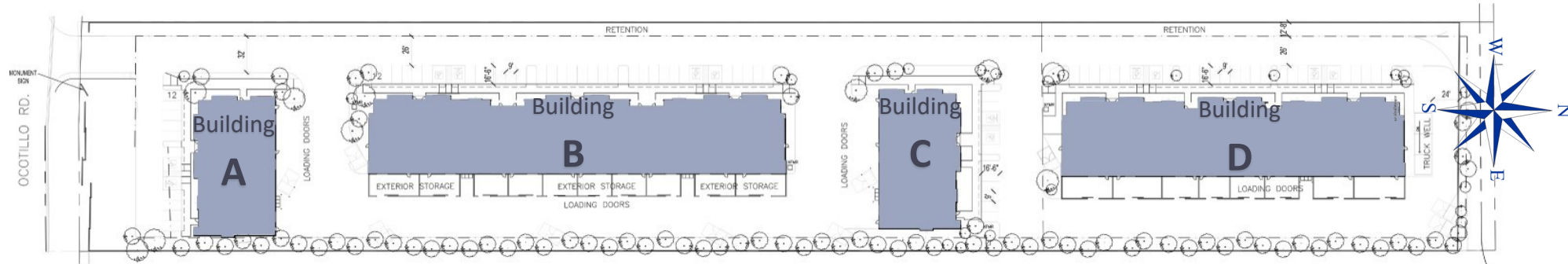


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South Chandler Business Center is a project offering 4 buildings setting on 6 acres. This prime street frontage property is also flexible in alternative city approved projects.

Unit Sizes

- Land Area255,784 sf
- Building area62,200 sf
- 132 Parking Spaces
- Loading Truck Areas
- Individual Enclosed Storage
- Off Site Improvements Completed
- Explosive Growth Area
- 2 Miles East of Intel
- Walking distance to Ferguson HVAC Plumbing Facility
- Just Minutes From Major Freeways
- Close to Major Shopping
- Paved Roads and Parking 75,000 Sq. Ft.

Building	Square Feet
Building A	8,700
Building B	24,500
Building C	8,700
Building D	20,300



AIRPARK AREA

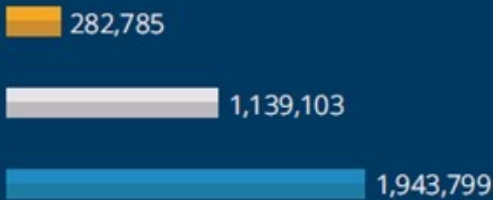
Anchored by Chandler Municipal Airport and situated along the Loop 202 SanTan Freeway, the Airpark is a nine-square-mile area that features quality business parks offering a wide range of real estate choices, including parcels with through-the-fence access. The area strategically includes retail, planned hotels and entertainment amenities.

Notable developers such as Rockefeller Group, DWO Enterprises, LGE, Harsch, Mark IV Capital, Allred Companies and Irgens have delivered and planned projects, recognizing the area will continue to be an important economic catalyst for the southeastern portion of Metropolitan Phoenix over the coming years.

DRIVE TIME DEMOGRAPHICS

■ 10 Min. ■ 20 Min. ■ 30 Min.

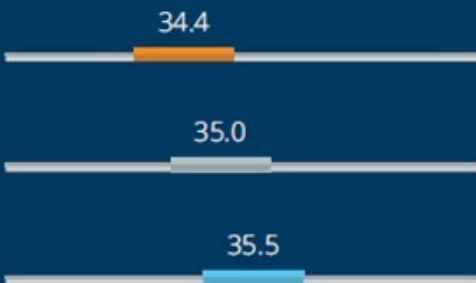
Population



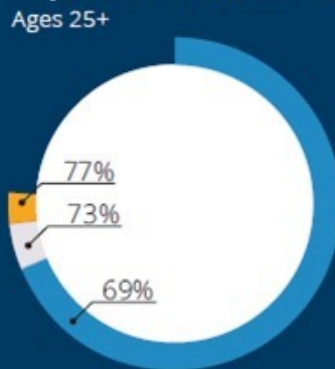
Median Household Income



Median Age



Population w/ Some College



Drive to...

Arizona State University	17 Miles	22 Minutes
Arizona State University - Polytechnic	9 Miles	11 Minutes
Chandler Fashion Center (Regional Mall)	7 Miles	11 Minutes
Chandler Gilbert Community College	2 Miles	5 Minutes
I-10 Freeway	10 Miles	10 Minutes
Loop 202 Freeway	1 Miles	1 Minutes
Loop 101 Freeway	6 Miles	6 Minutes
Sky Harbor International Airport	23 Miles	23 Minutes

Data Source: ESRI Business Analyst (2020)

Data Source: Google Maps, measured from Airpark Area's geographic center

STEP 1

EXECUTE RESERVATION. The first step of the journey. Don't worry, we have it all mapped out and will be with you every step of the way.

STEP 2

Meet with Architect William Pope. He is familiar with your building and has all of its information. He will work with you on designing the perfect interior for your space.

STEP 3

TALK/MEET WITH A LENDER.
We can refer you to our lender with Pacific Western Bank or you are welcome to use a Lender of your choice

STEP 4

EXECUTE YOUR PURCHASE AGREEMENT.
Now it's time to lock up your building

STEP 5

HIRE CONTRACTOR.
We have contractors familiar with your building who can be referred to you. They know the team and make the process easy. However, you can use any contractor that you'd like.

STEP 6

CLOSE ON YOUR SPACE.
It's time to celebrate!!

STEP 7

BEGIN TENANT IMPROVEMENTS.
Time to make it perfect and complete the vision

STEP 8

CONGRATULATIONS!! IT'S TIME TO MOVE IN

