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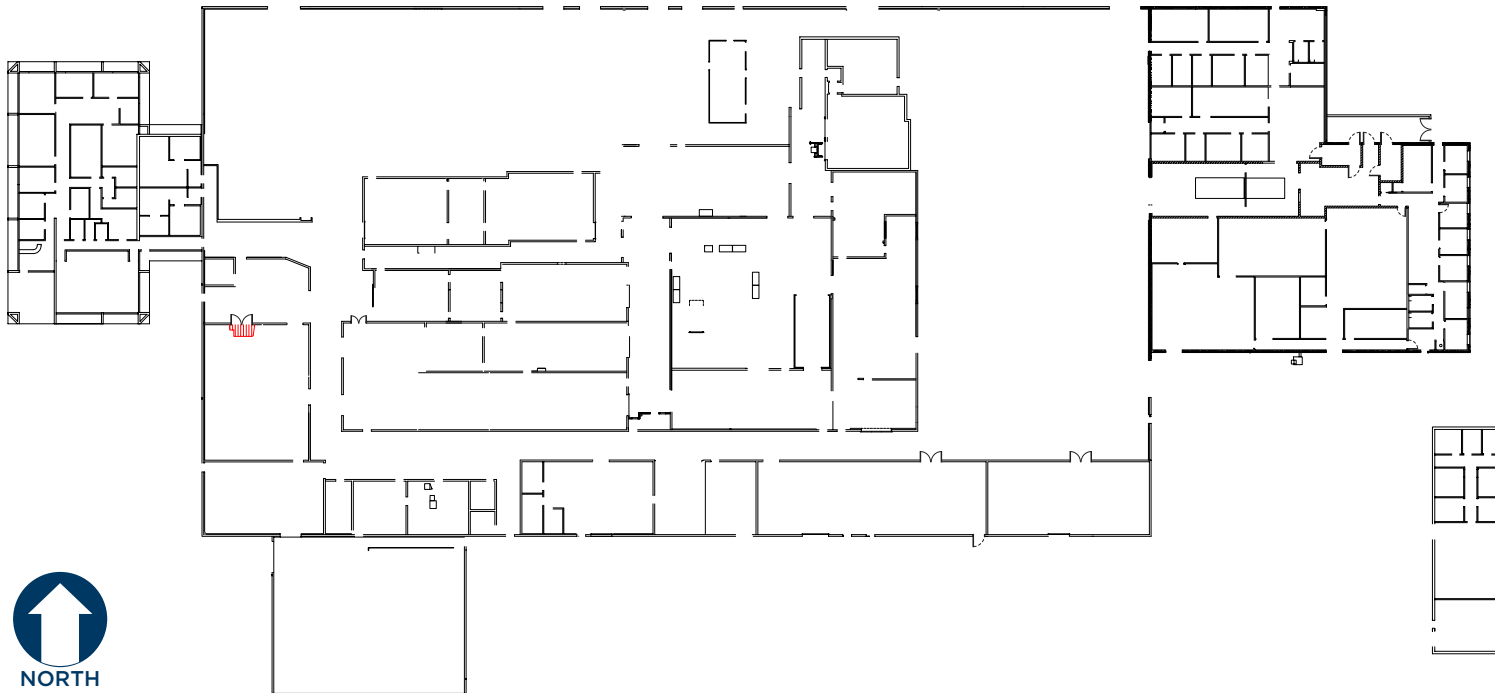
SOUTH PRICE RD

CHANDLER, AZ 85224

**Vacant Industrial
Building For Sale**
±97,000 SF
on 16.72 Acres



**CUSHMAN &
WAKEFIELD**



// BUILDING SPECS

BUILDING SIZE

97,000 SF

OFFICE AREA

12,446 SF

CLEAR HEIGHT

20'

LOADING

DOCKS 4
TRUCKWELLS 1
REMOTE

DRIVE-IN DOORS

7

PARKING

100 SPACES
(EXPANDABLE)

SITE SIZE

16.72 ACRES

YEAR BUILT

1982/2021

ELECTRICAL SERVICE

8400 AMPS; 277/480 V
(EXPANDABLE)

ROOF

METAL (INSULATED EPDM)

FLOOR

6" REINFORCED CONCRETE

ZONING

I-1, CITY OF CHANDLER

COOLING

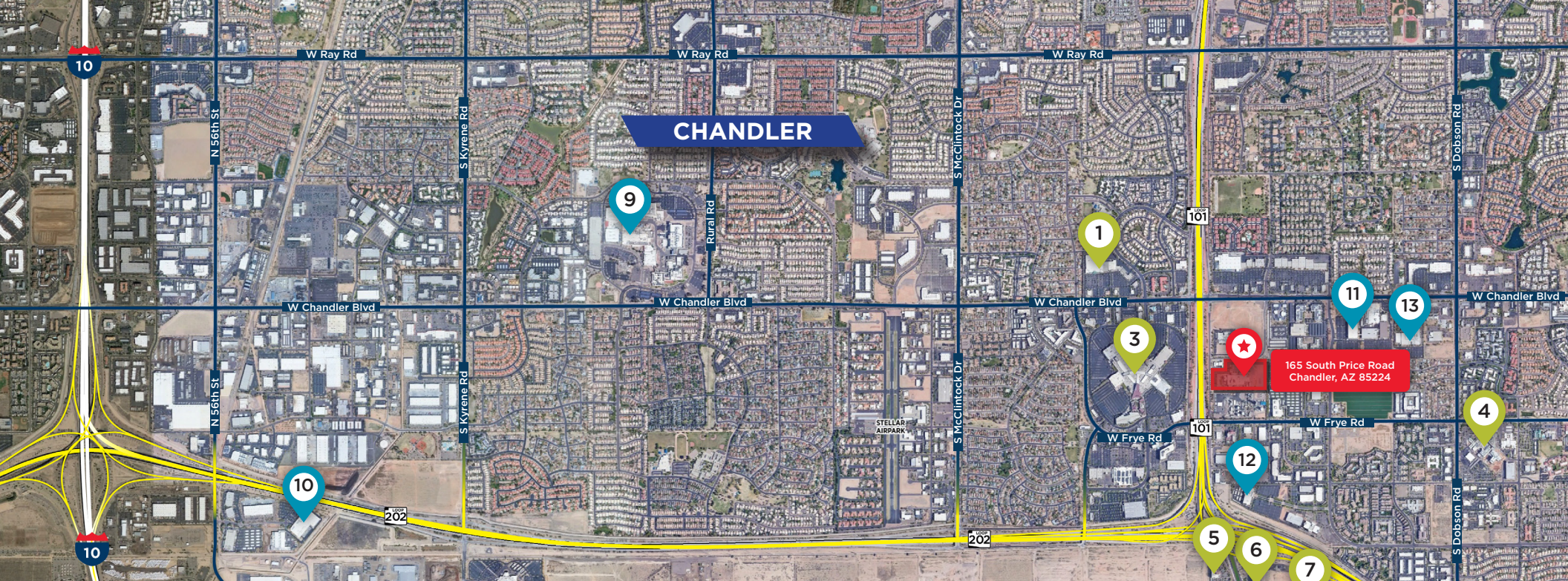
100% HVAC

CLEAN ROOM

CLASS 10,000

SPRINKLERS

100% WET



CHANDLER

165 South Price Road
Chandler, AZ 85224

DISTANCES

Loop 101	.25 Miles	I-10	5 Miles
Loop 202	.75 Miles	US 60	6 Miles

// AMENITIES & CORPORATE NEIGHBORS

- 1 **Chandler Gateway**
- 2 **Chandler Festival**
- 3 **CHANDLER FASHION CENTER**
- 4 **Chandler Regional Medical Center**
A Dignity Health Member
- 5 **COURTYARD**
BY MARRIOTT
- 6 **DRURY HOTELS**
- 7 **Hampton Inn & Suites**
by HILTON
- 8 **NORTHROP GRUMMAN**
- 9 **intel.**
- 10 **AVNET**
Reach Further™
- 11 **MICROCHIP**
- 12 **gm**
- 13 **ROGERS CORPORATION**

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SOUTH PRICE RD

CHANDLER, AZ 85224



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