

# WAREHOUSE CONDO FOR SALE

315 E. WARNER RD #101 | CHANDLER, AZ 85225



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# OFFERING DETAILS



**SALE PRICE:**  
\$1,147,300  
(\$275/SF)



**UNIT SIZE:**  
±4,172 SF



**ZONING:**  
PAD



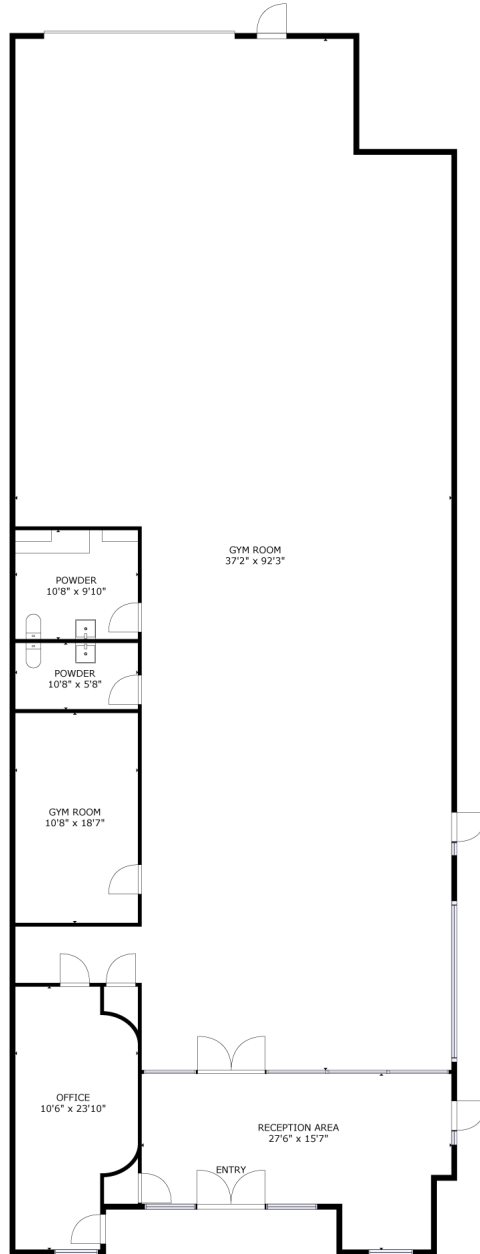
**PARCELS:**  
302-39-209

# PROPERTY HIGHLIGHTS

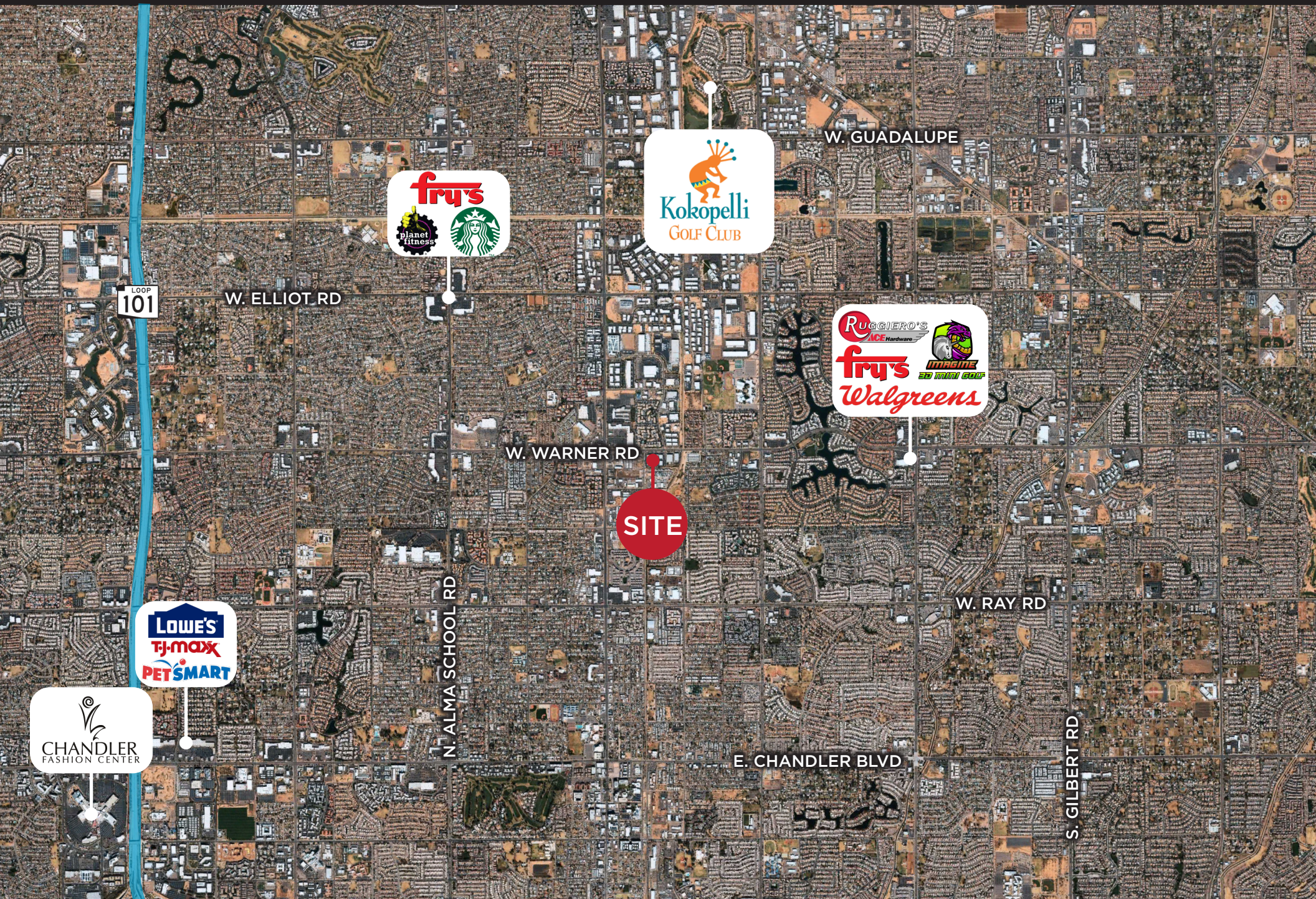
- 17'4" clear height
- Evap cooled warehouse
- Automated 14'x13'8" grade level door
- 225 amps of power; 240V-48V (buyer to confirm)
- Common truckwell
- Polished concrete floor
- Fire sprinklered
- Insulated roof
- Small office buildout



# FLOOR PLAN | CLICK TO VIEW VIRTUAL TOUR



# AERIAL OVERVIEW



LOOP  
101

W. ELLIOT RD

W. GUADALUPE



W. WARNER RD



W. RAY RD



N. ALMA SCHOOL RD



E. CHANDLER BLVD

S. GILBERT RD

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2023	18,454	148,626	378,130
2028	18,766	149,642	381,349



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	7,571	55,510	140,513
2028	7,714	56,026	141,958



## AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$85,502	\$95,474	\$100,608



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	6,267	61,249	179,052



## BUSINESSES

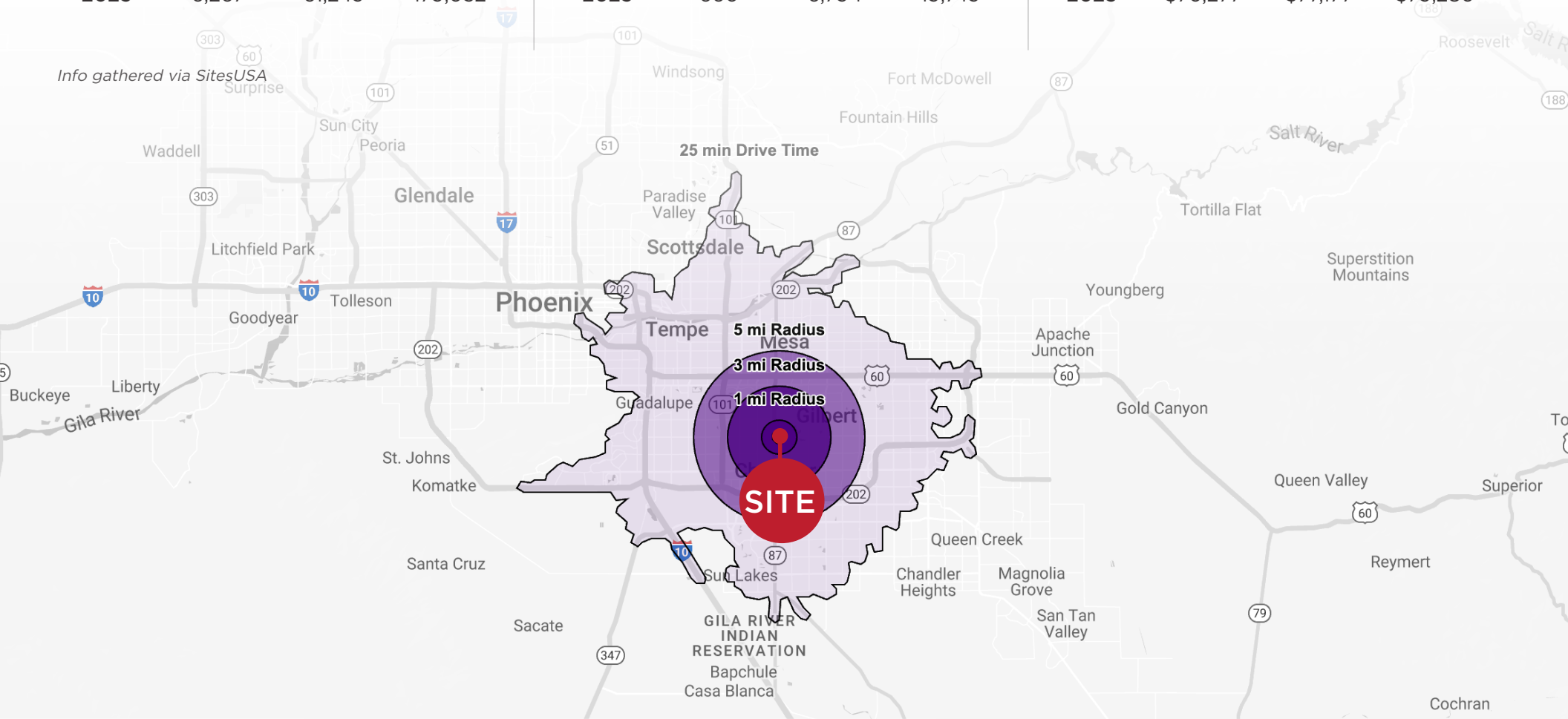
	1 MILE	3 MILES	5 MILES
2023	660	6,794	19,749



## MEDIAN INCOME

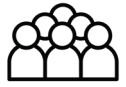
	1 MILE	3 MILES	5 MILES
2023	\$70,277	\$77,177	\$79,280

Info gathered via SitesUSA



GILA RIVER  
INDIAN  
RESERVATION  
Bapchule  
Casa Blanca

# CHANDLER CITY OVERVIEW



**276K +**  
TOTAL POPULATION



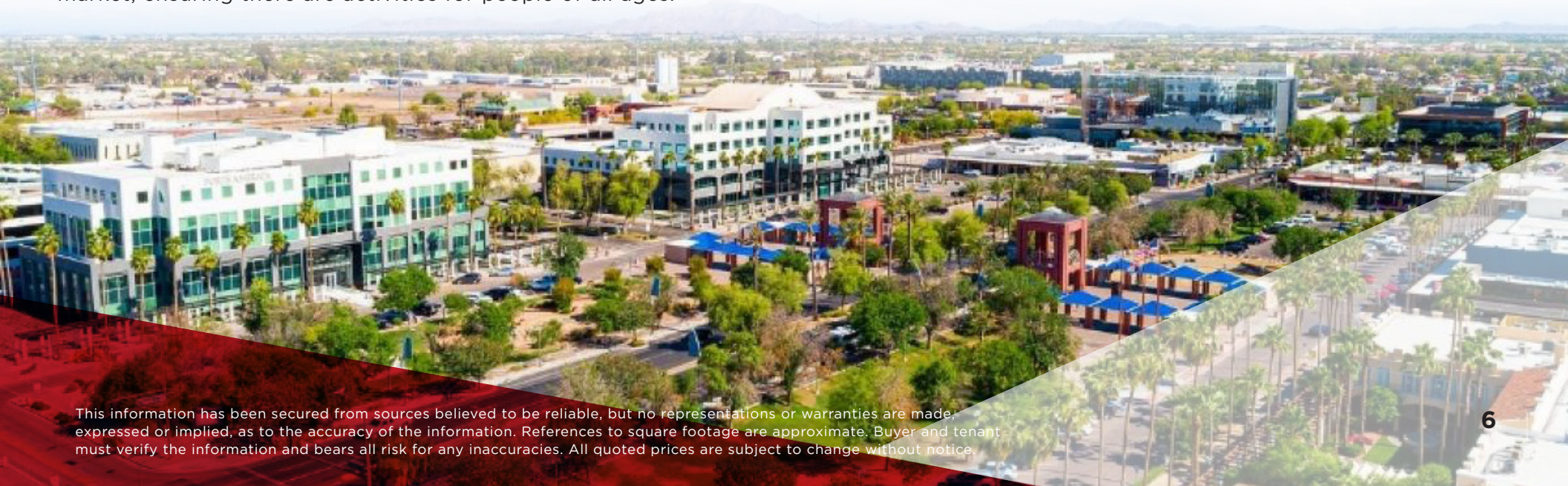
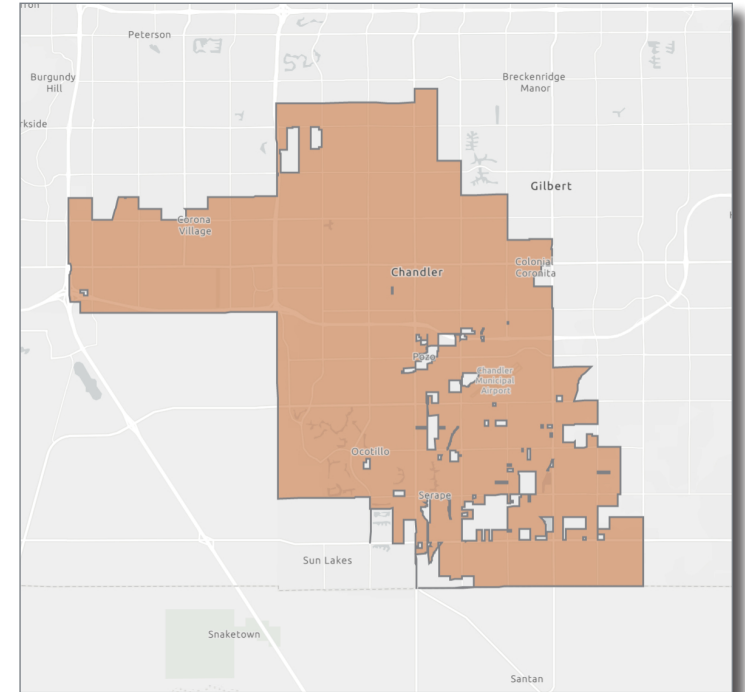
**\$126K +**  
AVG HH INCOME

## EXPANDING POPULATION

Chandler, Arizona is the 4th largest city in the state and spans over 65 miles. Chandler has consistently been one of the fastest growing cities in the United States since the 1990s. There are over 100,000 households currently and the city has approved various multi and single family developments to continue to accommodate to its growing population.

## EMPLOYMENT AND RECREATION

Chandler's leading employers include Intel, Wells Fargo Bank, Chandler Unified School District, Bank of America, and Dignity Health which provide over 28,000 jobs to the city combined. Recreation in Chandler provides its residents and visitors with plenty of options of entertainment that include hiking, biking, horse back riding, golfing, dining, shopping, and more. Downtown Chandler hosts a number of annual events that range from bar crawls to weekly farmers market, ensuring there are activities for people of all ages.





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