

# AVAILABLE

# 7300 WEST BOSTON

CHANDLER, ARIZONA | 85226

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## FEATURES:

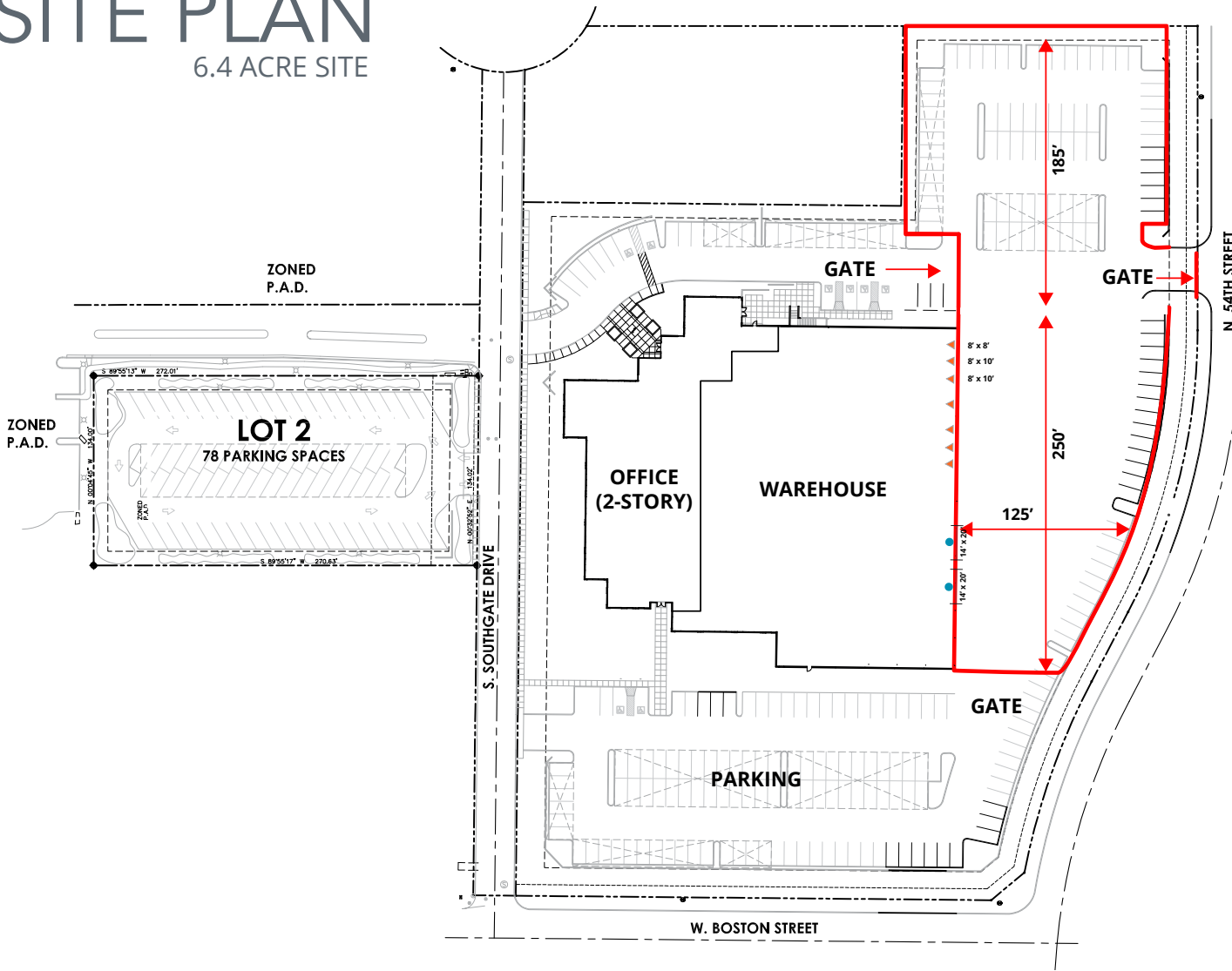
- ±73,952 SF
- ±17,034 SF - First Floor
- ±16,224 SF - Second Floor
- ±40,694 SF Warehouse
- 24'-26' Clear Height
- Seven (7) Truck-wells
- Two (2) Ground Level Doors
- 2,500 Amps, 277/480 V Power
- 2-Story Elevator Service
- Excellent Parking
- Fenced Yard Capability
- Zoned PAD, City of Chandler
- Corporate Campus Opportunity
- Proximity to I-10, Santan 202 & New Loop 202
- Year Built 1993, Renovated 2019/2020

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## SITE PLAN

6.4 ACRE SITE



### ADDITIONAL FEATURES:

- ±73,952 SF
- ±17,034 SF First Floor
- ±16,224 SF Second Floor
- ±40,694 SF Warehouse
- 24'-26' Clear Height
- Seven (7) Truck Wells
- Two (2) Ground Level Doors
- 2,500 Amps/277-480 Volts
- ±240 Car Parking
- Secured Yard Area



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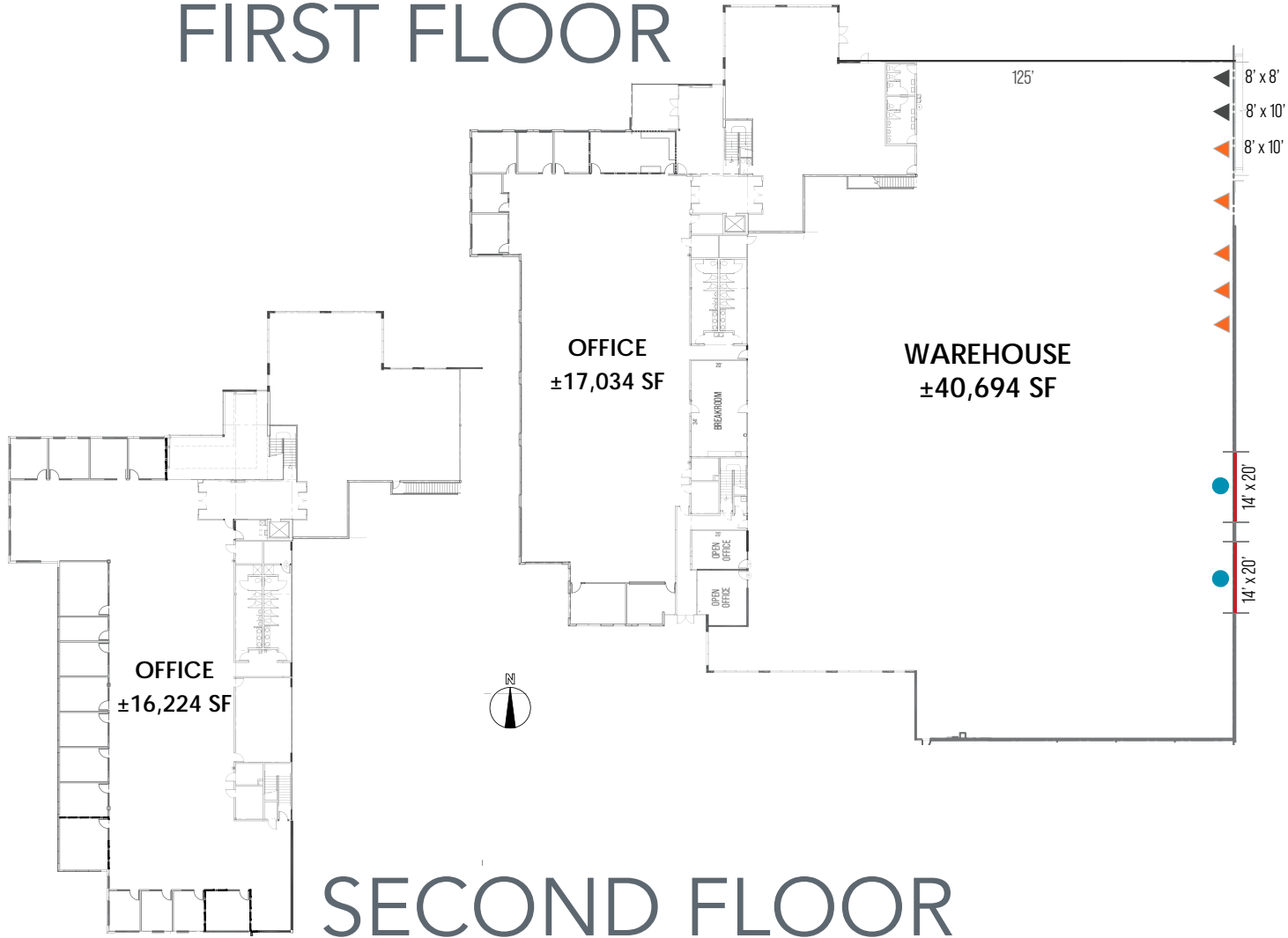
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## FIRST FLOOR



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## ABOUT CHANDLER

Situated in the southeast portion of Greater Phoenix, Chandler is easily accessible by several major freeways including Interstate 10, the southern-most coast-to-coast interstate highway in the United States, as well as the U.S. 60 Superstition Freeway, Loop 202 San Tan Freeway and Loop 101 Price Freeway.

A number of major regional markets are located within a day's drive including Los Angeles, San Diego, Las Vegas, Salt Lake City, Albuquerque, Denver and El Paso.

Rail service is provided through two single-track freight spur lines. Owned and operated by the Union Pacific Railroad, these lines offer connections to markets throughout North America.

With Phoenix Sky Harbor International Airport a short 20 minutes away, no location is truly out of reach. Phoenix-Mesa Gateway Airport is nearby and offers an alternative for cargo shipments and limited passenger service.



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