

**CHANDLER BUSINESS PARK**

3155 N COLORADO ST, BLDG 4 | CHANDLER, AZ 85225

**±5,575 SF SINGLE TENANT INDUSTRIAL BUILDING**



**LEASE RATE  
\$8.40 NNN**

**Industrial Building Available For Lease  
Near State Route 87 & US-60 Freeway**

EXCLUSIVE CONTACT:

**Michael Douglas**  
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mdouglas@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CARFAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com



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AVAILABLE	Building 4   ±5,575 SF (±1,115 SF Office)
LEASE RATE	\$8.40 NNN
BUILD OUT	Professional Industrial Building
ZONING	I-1, City of Chandler
PARCEL	302-24-351
PARKING RATIO	3.46/1,000 (13 Parking Spaces)
WAREHOUSE A/C	EVAP
CLEAR HEIGHT	16'
GRADE LEVEL DOORS	1 (12'x12')
TRUCK LEVEL DOORS	1 (12'x12')
POWER	800 Amps   208 Volts   3 Phase



## FEATURES

Two Brand New HVAC Units Under Warranty

New Roof Under Warranty

Office Includes a Reception Area, Two Restrooms, Built Out Office and Two Work Areas

## DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2020 Population	10,665	143,287	415,101
2020 Households	4,345	53,163	151,393
Median HH Income	\$62,955	\$70,261	\$66,843



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, 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. 04.07.21

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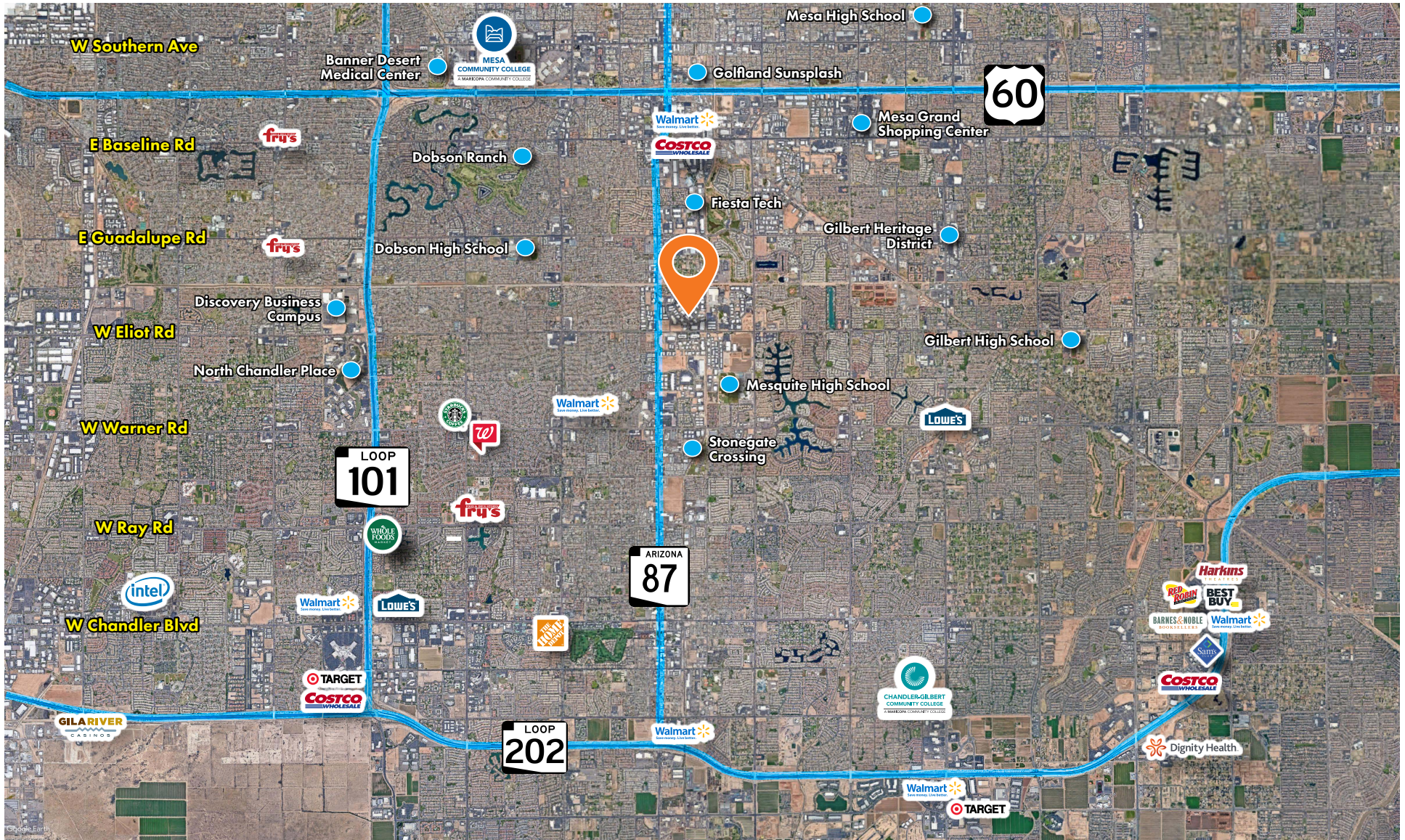
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