

FOR LEASE: ± 5,575 SF Industrial Flex Building

CHANDLER BUSINESS PARK



3155 North Colorado Street, Building 4 | Chandler, Arizona 85225

MICHAEL DOUGLAS, CCIM

○: (480) 977-2935 M: (480) 772-8870
michael.douglas@orionprop.com



EXECUTIVE SUMMARY

Availability:	5,575 SF 1,115 SF Office Build-Out + 4,460 SF Warehouse
Lease Rate:	\$1.30 PSF
Lease Type:	NNN (Triple Net)
Year Built:	1987
Parking:	3.46/1,000 SF
Zoning:	I-1
Traffic Counts:	Elliot Road: 30,447 VPD Arizona Avenue: 36,961 VPD



PROPERTY DESCRIPTION

The warehouse features 16' clear height, 800 amps of 3-phase power, one grade-level door, and one truck-height dock door—providing excellent functionality for logistics or operational needs.

With I-1 zoning, Parking Ratio (3.46/1,000), and strong surrounding demographics, this site offers an exceptional opportunity in one of Chandler's most accessible and business-friendly locations!



LEASE HIGHLIGHTS

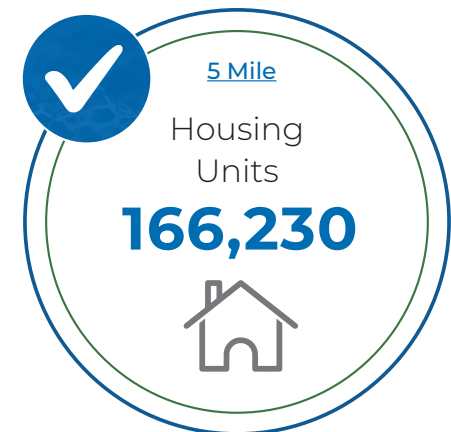
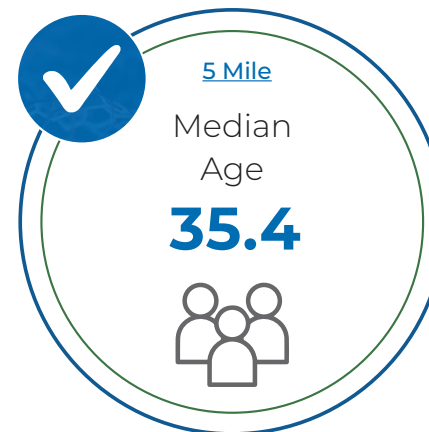
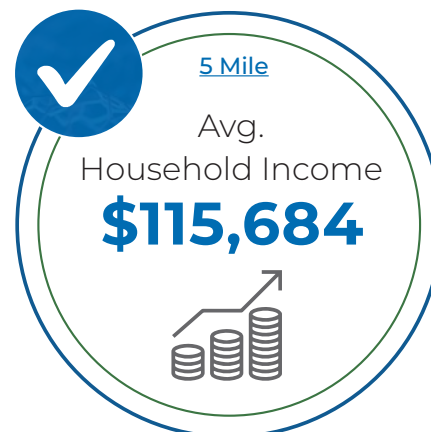
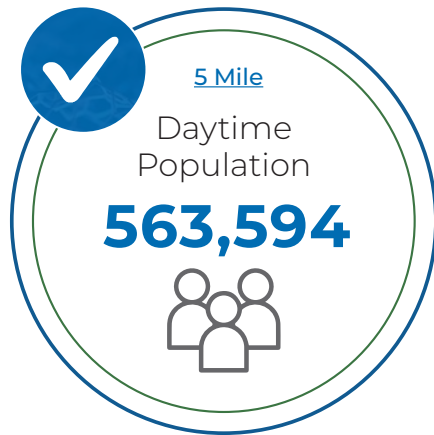
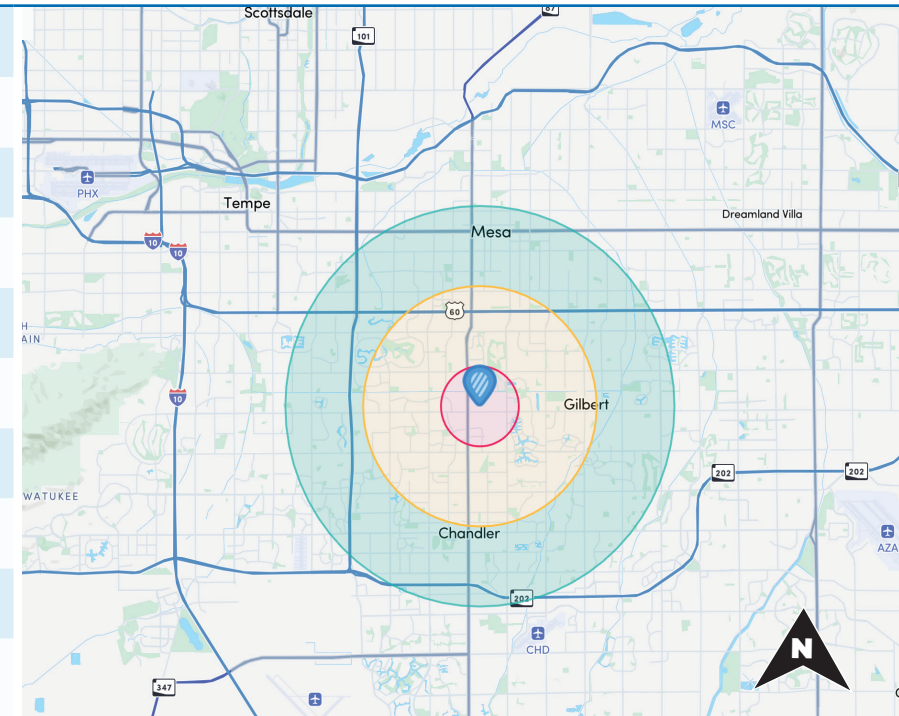


- ± 5,575 SF Industrial Flex/Condo
- Includes ± 1,115 SF of Office Build-Out and ± 4,460 Warehouse
- Zoned I-1 (City of Chandler)
- Grade-Level & Truck-Level Loading (12' x 12')
- 800 Amps | 208 Volts | 3-Phase Power
- 16' Clear Height
- (3.46/1,000 SF Ratio)

DEMOGRAPHICS 1, 3, 5 MILE RADIUS OF SITE

2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	21,548	201,241	563,594
Estimated Population:	10,149	134,551	400,252
2028 Proj. Residential Population:	9,892	131,434	400,459
Average Household Income:	\$111,176	\$115,262	\$115,684
Total Health Care Expenditure:	\$26.66 M	\$336.03 M	\$976.85 M
Median Age:	35.1	35.5	35.4
Average Household Size:	2.4	2.5	2.6
Housing Units:	4,623	56,938	166,230
Total Households:	4,306	52,896	153,943
Total Businesses:	1,032	8,172	20,409

DEMOGRAPHIC RADIUS RINGS



CHANDLER BUSINESS PARK *FOR LEASE*



MICHAEL DOUGLAS, CCIM

Office: (480) 977-2935

Mobile: (480) 772-8870

michael.douglas@orionprop.com



ORION Investment Real Estate
7150 E Camelback Road Unit 425
Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.