



## MHG Commercial

*Driven. Different. Dark Horse.*

1702 E McNair Drive

Tempe, AZ 85283 | United States

[mhgcommercial.com](http://mhgcommercial.com)

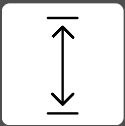
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# Industrial Flex Space For Lease

7411 W Boston St, Suite 1 | Chandler, AZ 85226



### FEATURES:



✓ Loading Dock

✓ 1 rollup door



✓ 16' clear height

✓ Security System

✓ Warehouse 100% HVAC



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### Aaron Dutcher

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## PROPERTY OVERVIEW

Position your business in a highly functional and well-located industrial space in the sought-after Southgate Commerce Center. This versatile suite offers a rare combination of fully climate-controlled warehouse space, secure yard area, and efficient loading capabilities—ideal for a variety of industrial, service, or flex users.

Feature	Details
Lease Rate	\$1.65 PSF (Industrial Gross)
Suite Size	±4,500 SF
Warehouse	100% HVAC
Clear Height	16'
Loading	Dock-high loading
Yard	Fenced lot for secure storage
Security	Existing security system
Utilities	Tenant pays utilities (water included)
FF&E	Negotiable
Additional Storage	Conex container available
Availability	Aug 1, 2026

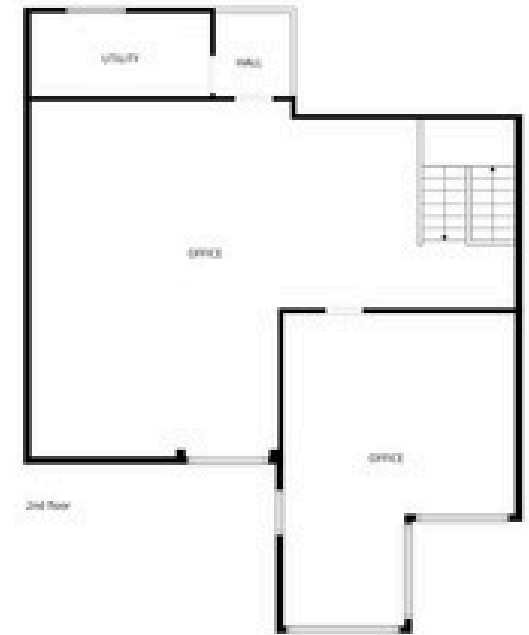
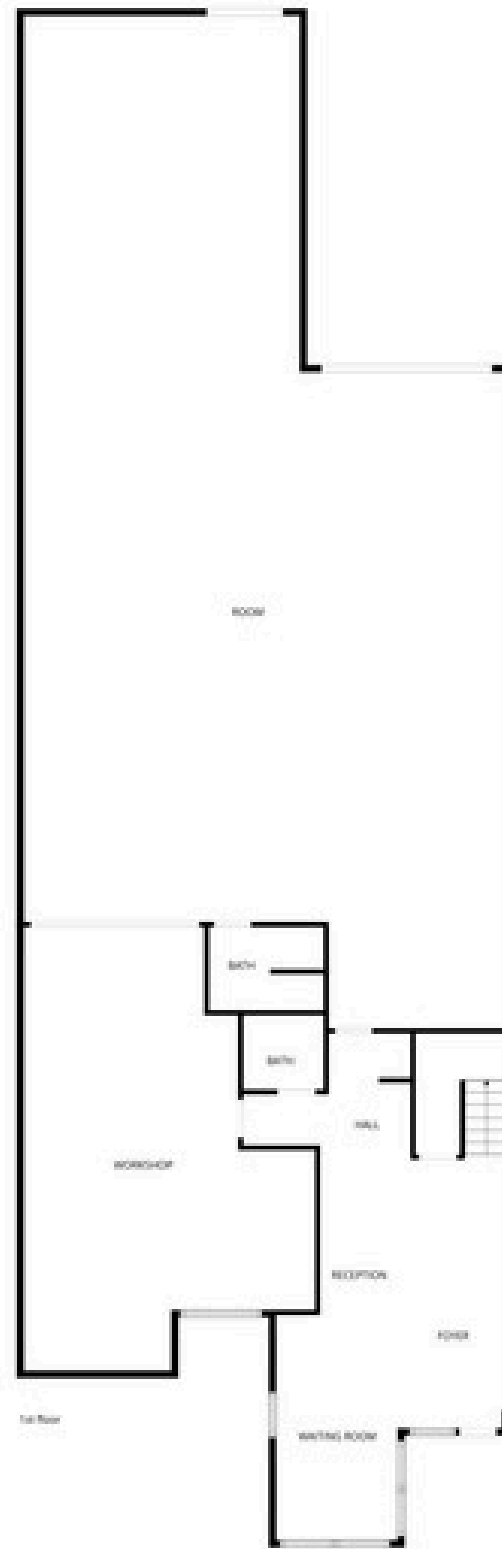
# PROPERTY FEATURES

This suite is designed for operational efficiency and flexibility:

- Fully climate-controlled warehouse space—rare for industrial product
- Functional layout suitable for light manufacturing, storage, or service-based users
- Secure outdoor storage capability with fenced yard
- Dock-high loading for streamlined logistics
- Turnkey potential with negotiable FF&E



# FLOOR PLAN

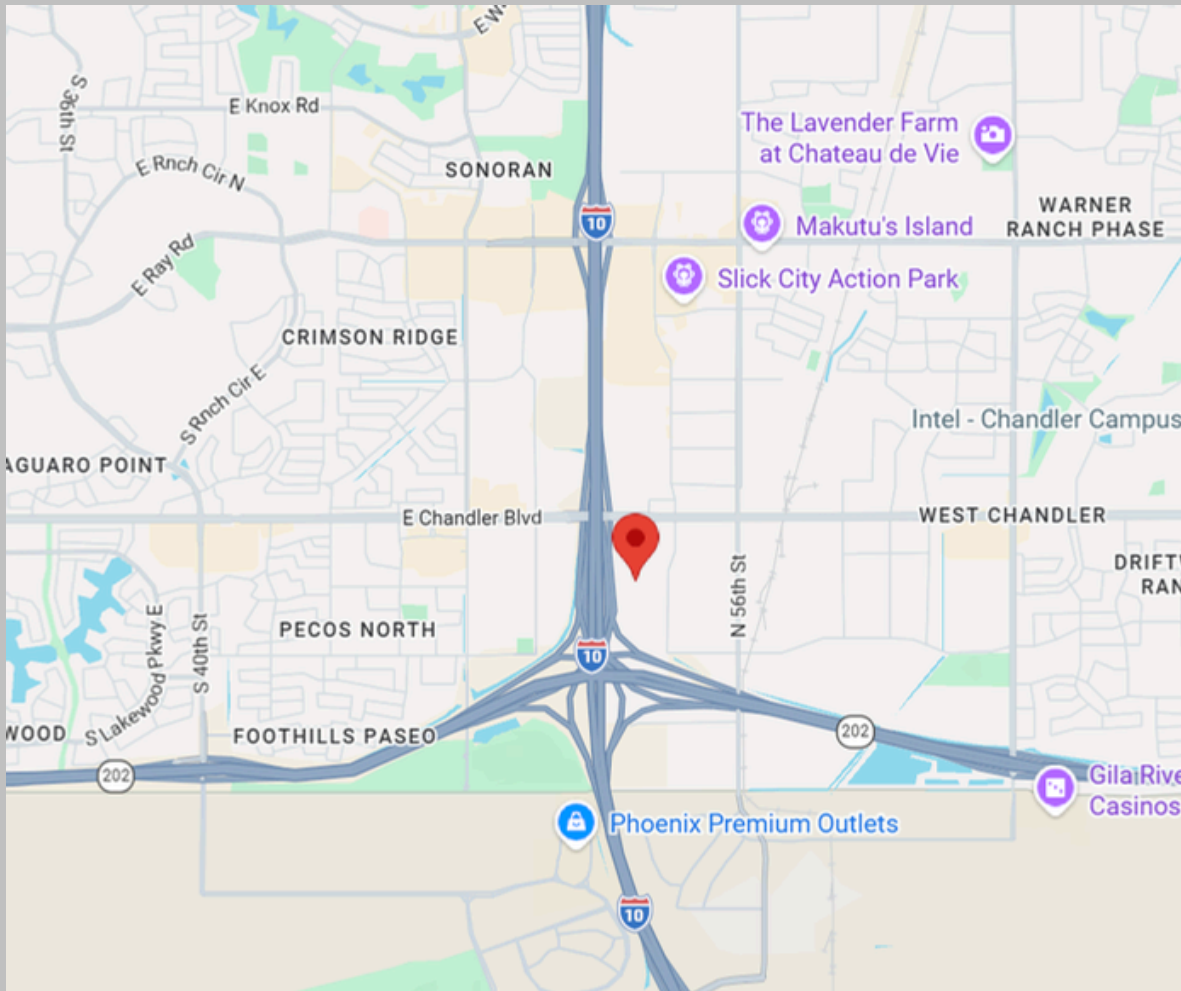




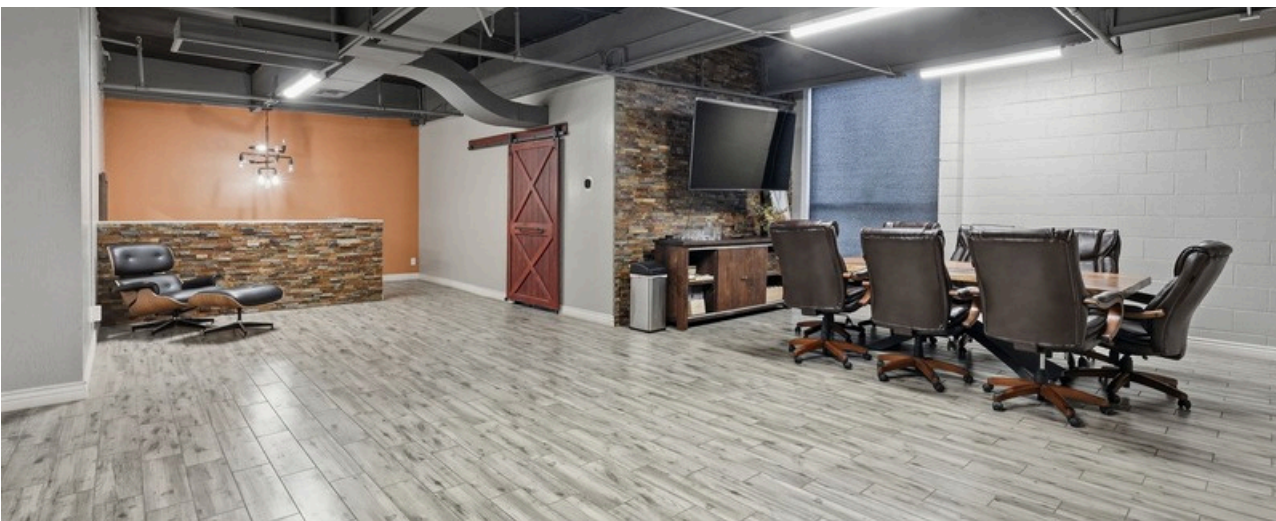
# LOCATION OVERVIEW

Located in Chandler's Southgate Commerce Center, this property offers excellent connectivity to the greater Phoenix metro:

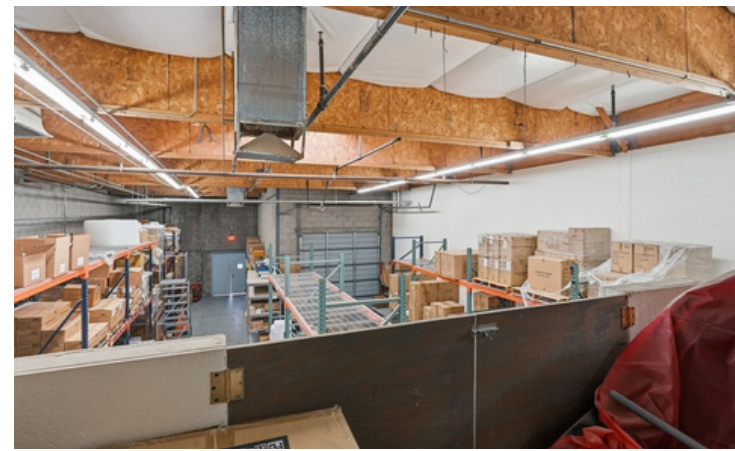
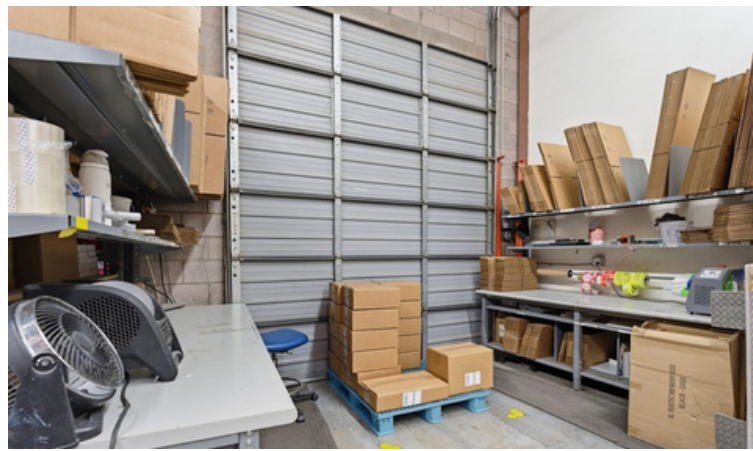
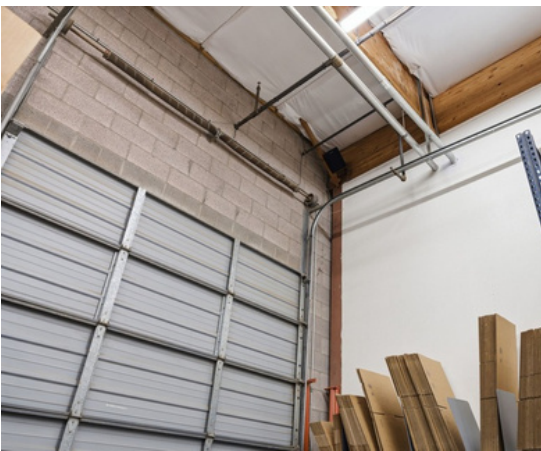
- Immediate access to I-10, Loop 202, and Loop 101
- Proximity to Phoenix Sky Harbor International Airport
- Minutes from Chandler, Tempe, and West Phoenix industrial corridors
- Strong surrounding labor pool and established business environment















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MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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