

AIR-CONDITIONED FLEX SPACE FOR LEASE

LARGE SECURE YARD IN CHANDLER

42 West Boxelder Place, Chandler, AZ 85225



PROPERTY DESCRIPTION

Large office/warehouse building in highly desirable light industrial area. This clean, well built and maintained property with approximately 5,600 sf office and 4,000 sf warehouse is 80% air conditioned and 20% evaporative cooled. Lobby/reception area with small showroom off to the side, good mix of large and small offices as well as a conference room, receiving area and large storage room. Property has two grade level roll up doors 10' wide and 12' high, plenty of parking and a large, secure fenced yard. Located between Elliot and Guadalupe, just west of Arizona Ave. Tenant occupies until end of June, please contact to arrange tours.

PROPERTY HIGHLIGHTS

- Great location in desirable area
- 400 amp/3 phase power
- Large, private secured fenced yard
- 2 roll up doors 10' wide x 12' high
- Local ownership
- Soon-to-be remodeled

This will be remodeled soon with a brand new roof and freshly resurfaced parking lot. With the upcoming renovations, future tenants will have the opportunity to select paint colors that resonate with their brand identity and potentially slightly modify buildout to tailor the space to specific business needs. Interior also getting updated with paint and flooring.

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	9,675 SF
Lot Size:	0.73 Acres
Building Size:	9,675 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,968	52,827	155,284
Total Population	12,210	136,976	416,833
Average HH Income	\$93,225	\$91,300	\$89,534

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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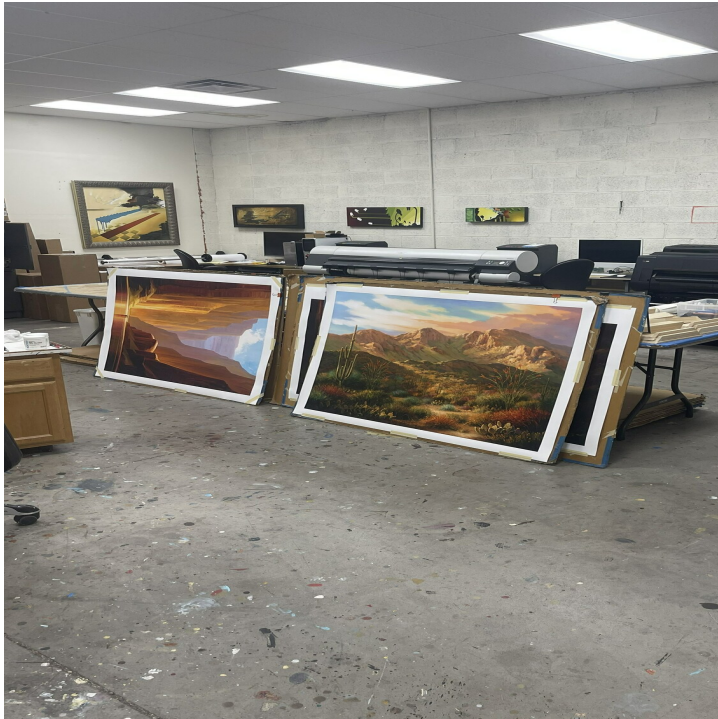
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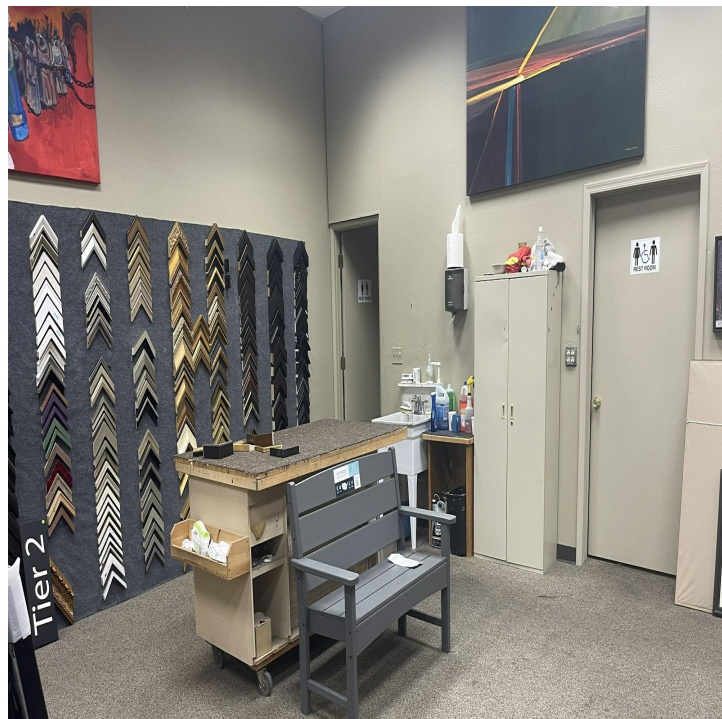
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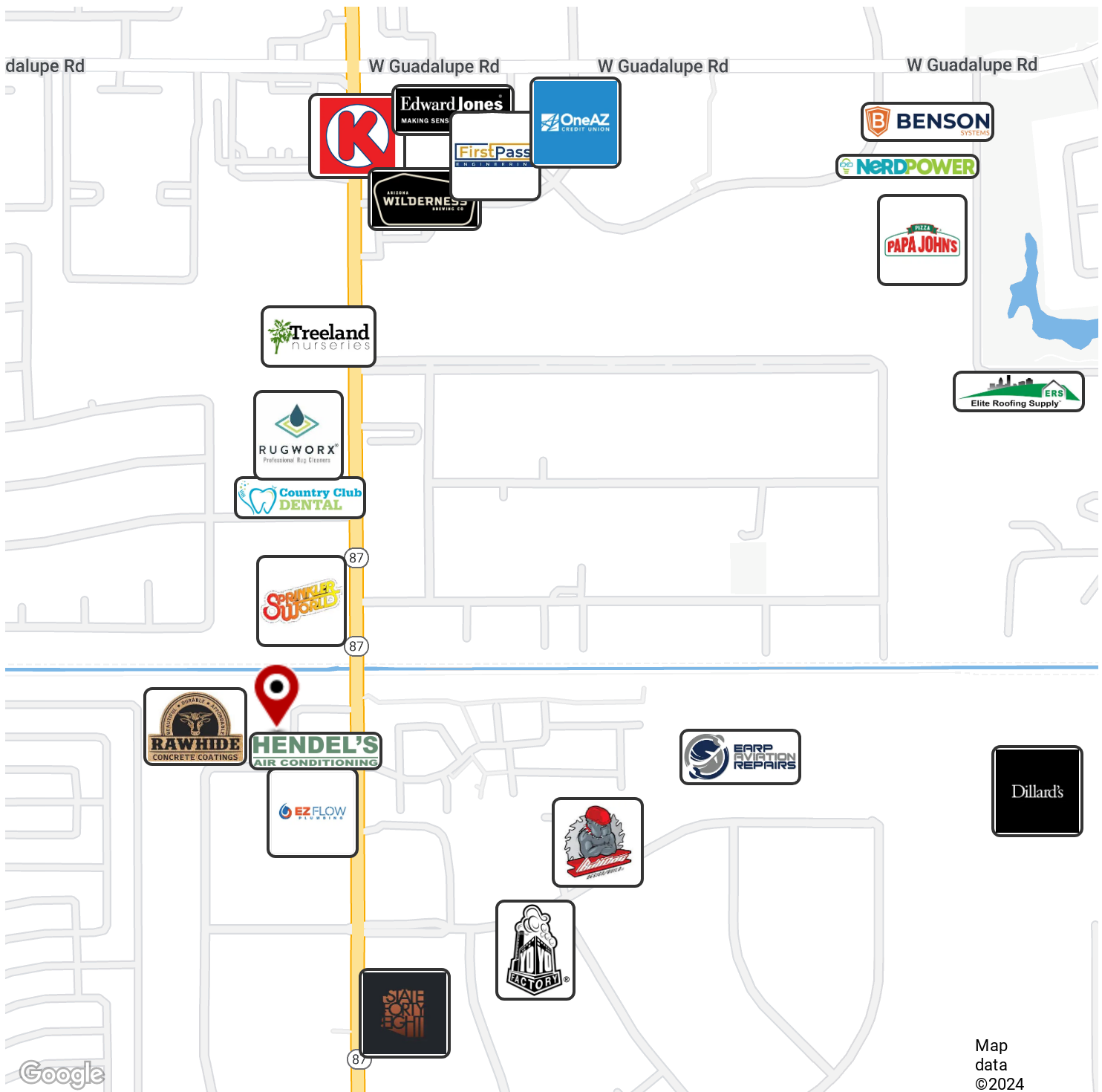
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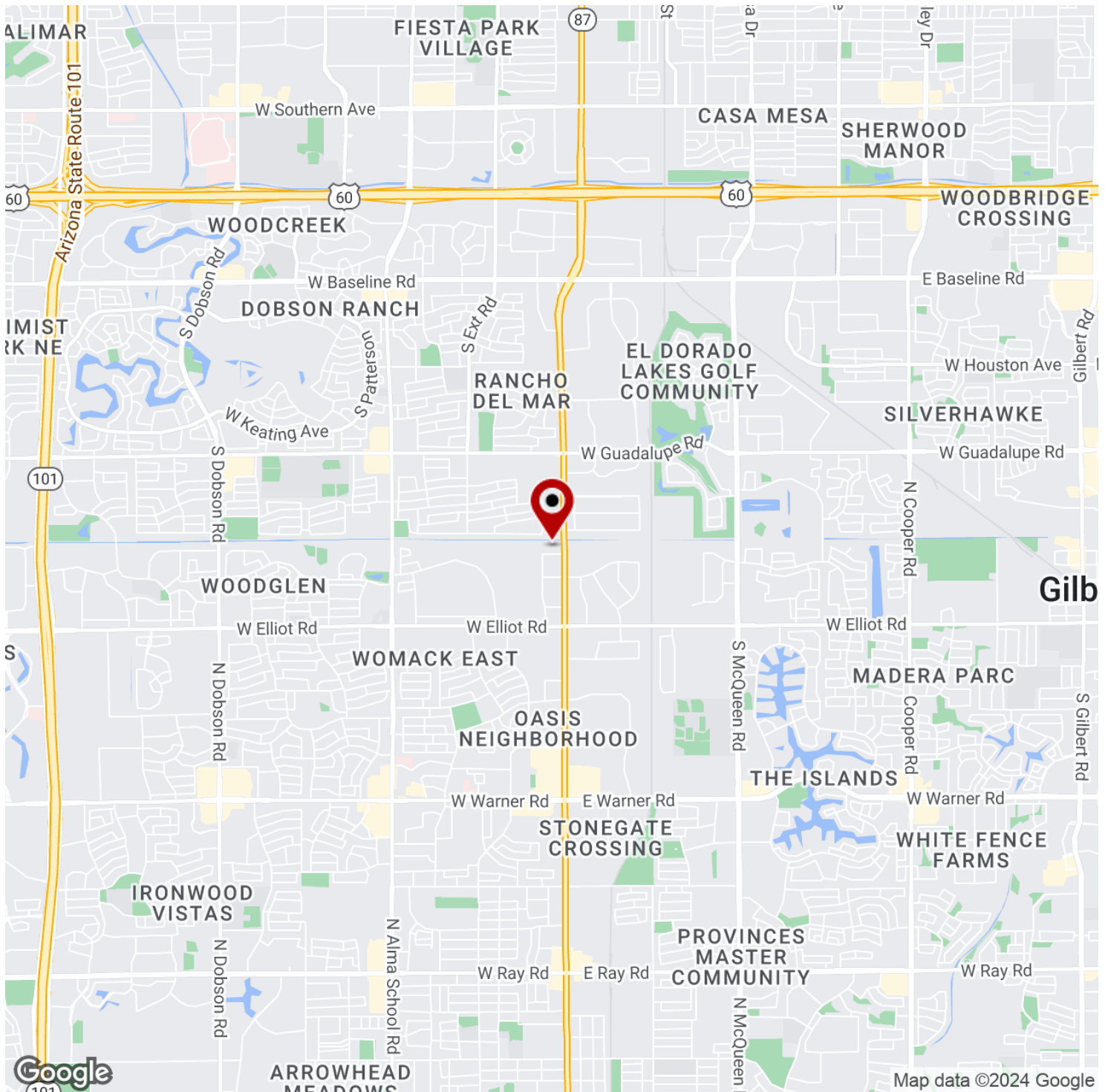
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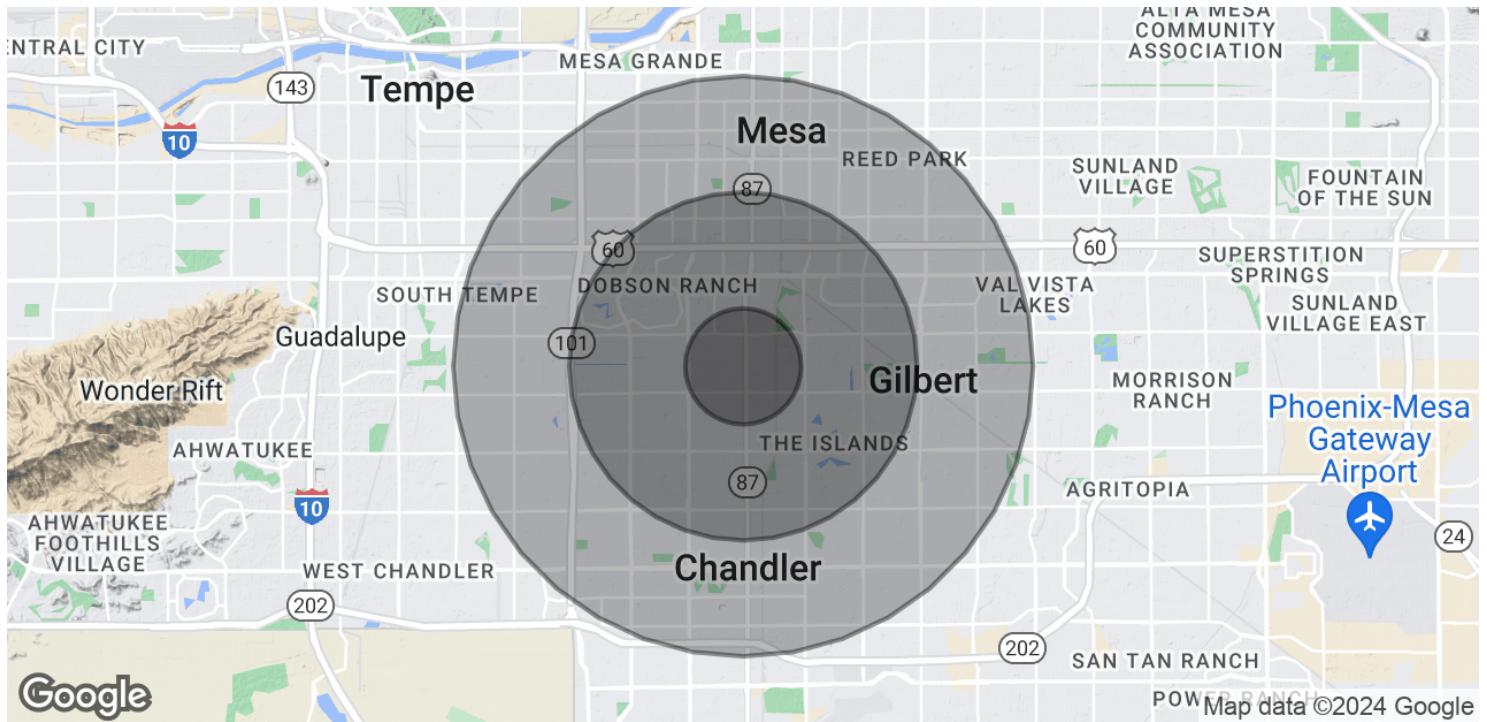
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,210	136,976	416,833
Average Age	38.4	37.5	36.9
Average Age (Male)	37.8	36.8	36.3
Average Age (Female)	39.0	38.2	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,968	52,827	155,284
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$93,225	\$91,300	\$89,534
Average House Value	\$279,372	\$282,074	\$294,530

* Demographic data derived from 2023 CoStar estimates

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