

State of the art Contractor Facility with LARGE YARD

685 E. Geronimo St. | Chandler, AZ

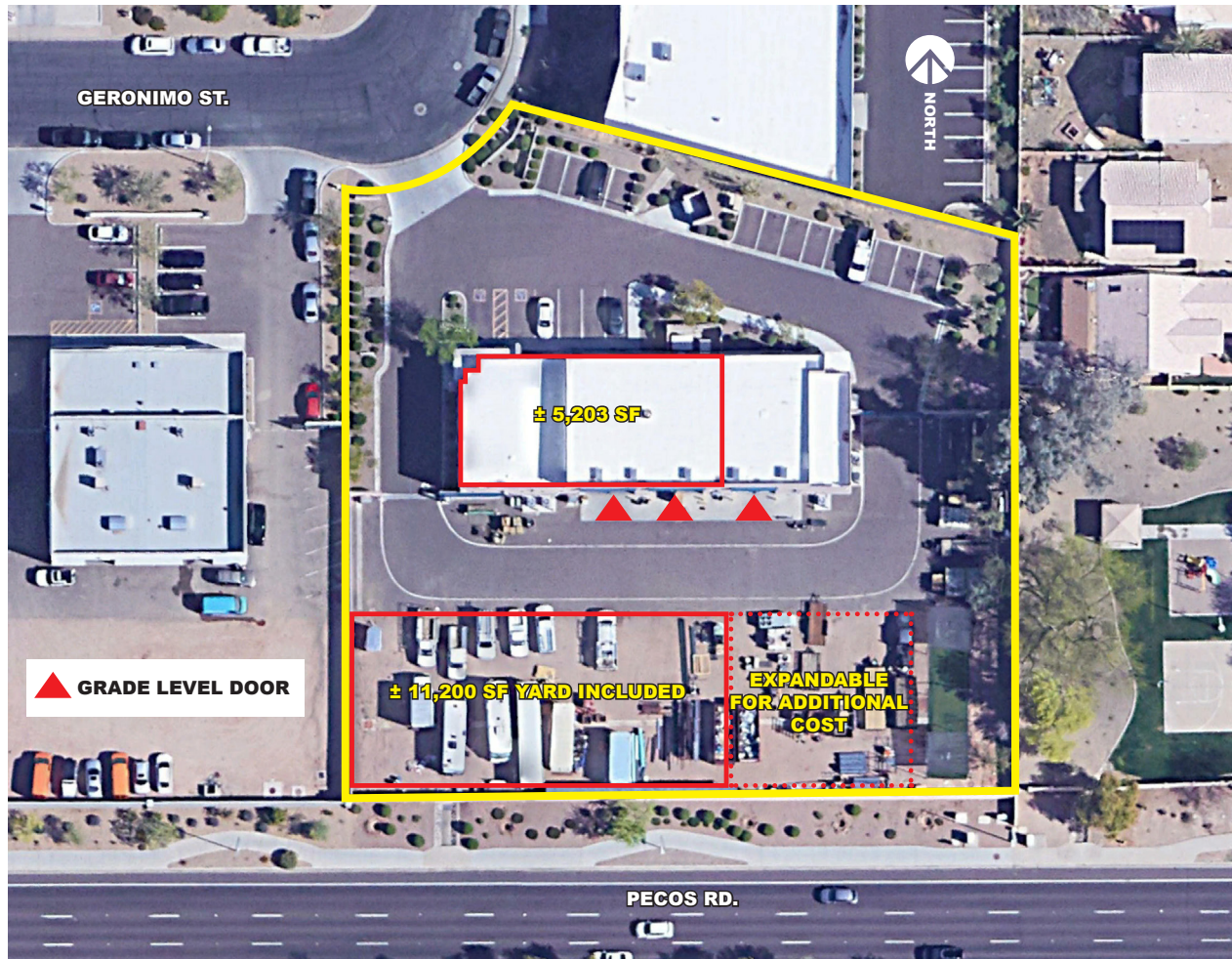


PROPERTY FEATURES

- Total Building Size: ±7,498 SF
- **Available: ±5,203 SF**
- Lot Size: ±1.47 Acre
- ±11,200 SF Secure Yard (Expandable)
- 360° Maneuverability
- EVAP Warehouse
- Large Grade Level Doors
 - 15'-8" x 14'-6"
- Office Furniture is Negotiable
- ±17 Clear Height
- Option A: \$10,000/mo Gross
- Option B: \$15,000/mo Gross

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Option A: \$10,000/mo Gross:

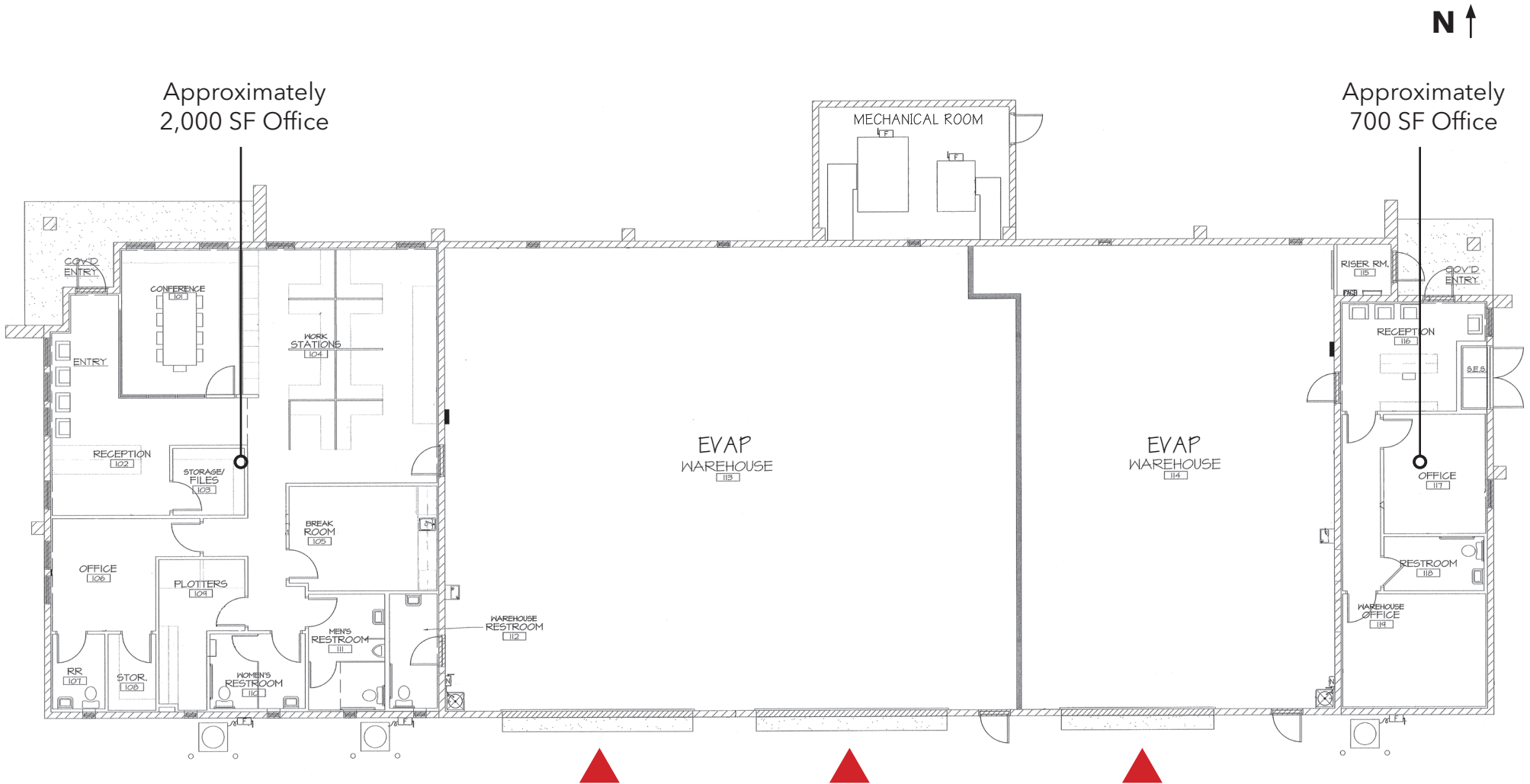
±5,203 SF Building Area | ±11,200 SF Yard
(Expandable) plus maneuverability | Share yard
access with neighboring Landlord.

Option B: \$15,000/mo Gross:

Lease the entire property with 100% secure yard.
±7,498 SF Building Area | ±30,000 SF Yard

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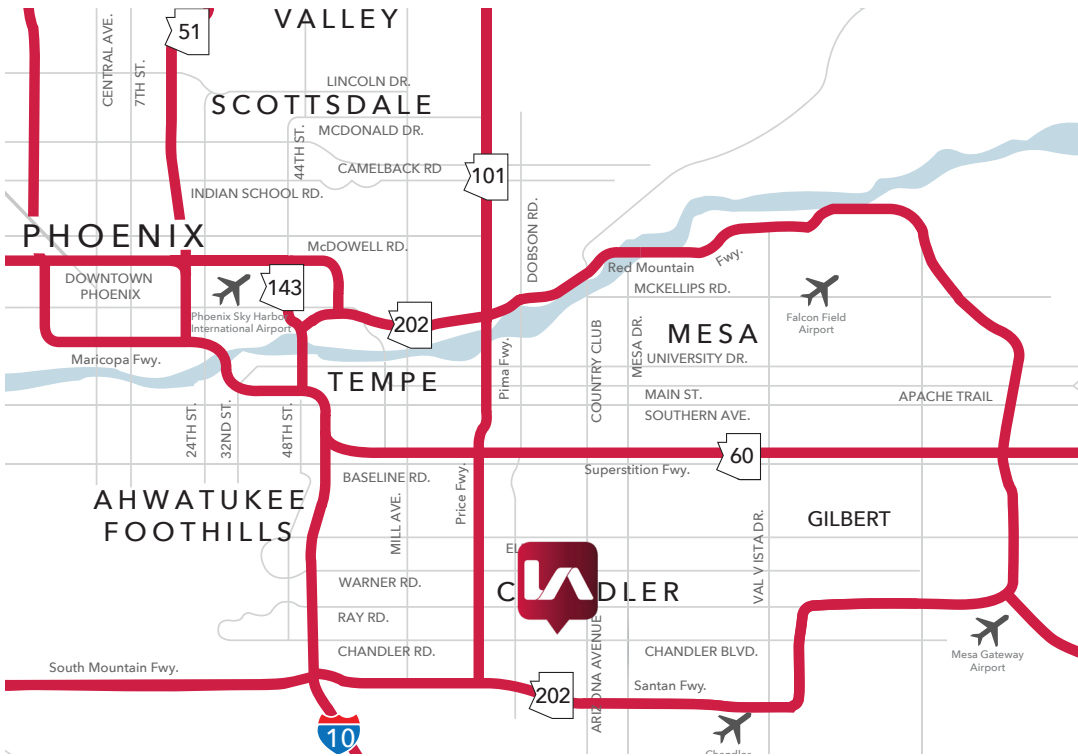
Approximately
2,000 SF Office

Approximately
700 SF Office

▲ = Grade Level Loading (15'-8" x 14'-6")

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