

REDUCED LEASE RATE!
\$0.69 NNN



CLASS "A" INDUSTRIAL BUILDING - 2150 S. DOUGLAS DRIVE - CHANDLER, AZ 85286



Address	2150 S. Douglas Drive - Building F, Chandler, AZ 85286
Building Square Feet	22,874
Office Buildout (SF)	886
Lease Rate (NNN)	\$0.69
Lot Size (Acres)	±1.18
Lot Size (SF)	±51,756
Grade Level Doors	2
Truckwell	2
Clear Height	20'
Amperage	600
Voltage	277/480, 3 phase
Parking Spaces	28
Parking Ratio	1.22/1,000 SF
Additional Features:	Fenced, Secured Yard Area

DEVELOPMENT FEATURES

- Chandler Airpark offers a "Class A" business park environment suitable for Industrial, Flex, Manufacturing and Distribution users.
- The newest project from Silagi Development consists of six (6) buildings available for sale or lease.
- Features include upscale office buildouts, outside storage yards (optional), grade level and truckwell (4 bldgs) loading, and 18-20 foot warehouse ceiling clear heights.
- Located within the Chandler Airpark submarket with close proximity to Loop 202 allowing for convenient access to all areas of the Valley.
- Excellent signage opportunities with optimal exposure.

ONLY THREE (3) BUILDINGS REMAINING!

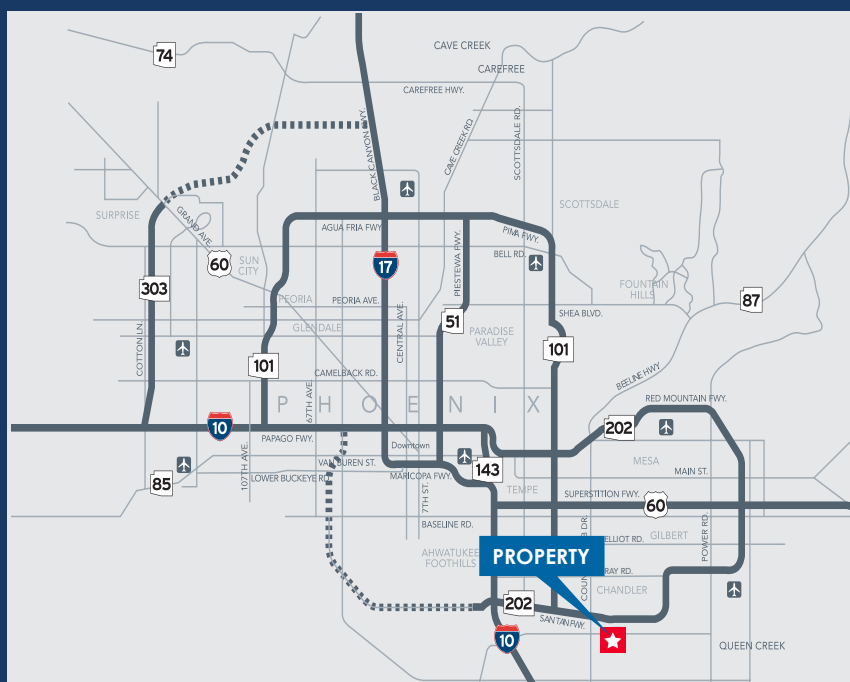


CHANDLER AT A GLANCE

Population:	237,005
Median Age:	34.1
Labor Force:	131,923
Median Price for Single-Family Homes:	\$351,886

Chandler

Located in the heart of the Southeast Valley, Chandler is one of Arizona's fastest growing cities. Chandler offers beautiful resorts, world-class golf facilities, numerous restaurants, premier shopping and a vast array of entertainment. Home to an estimated 245,000 residents, Chandler also offers affluent communities and an abundance of local job opportunities.



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