

MS CHANDLER AIRPARK - BUILDING A

Single-Tenant Industrial Warehouse For Lease

2100 S Douglas Drive, Chandler, AZ 85286



For more information, please contact:

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Leading Edge Real Estate LLC

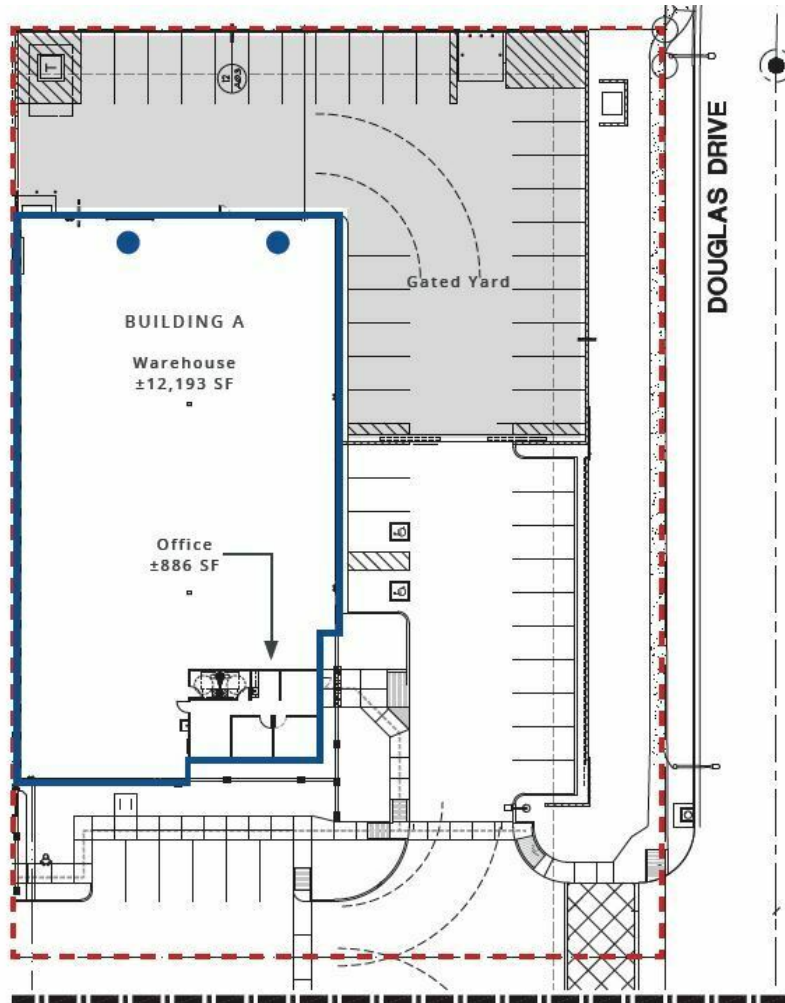
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● = Grade Level Door

PROPERTY DESCRIPTION

- Total Building Size: $\pm 13,079$ SF
- Total Lot Size: ± 0.99 Acres
- Total Office: ± 886 SF
- Total Warehouse: $\pm 12,193$ SF
- Grade Level Doors: 2
- Clear Height: 18'
- Power: 600 Amps, 277/480v, 3-Phase
- Parking: 46 Stalls (3.52/1,000)
- Fully Sprinklered
- Year Built: 2017
- APN: 303-31-373
- Fenced Yard with Rolling Gate

LOCATION DESCRIPTION

The Project offers easy access to the Loop 202 Santan Freeway via full diamond interchanges at Gilbert Road and Cooper Road, allowing for convenient access to all areas of the valley.

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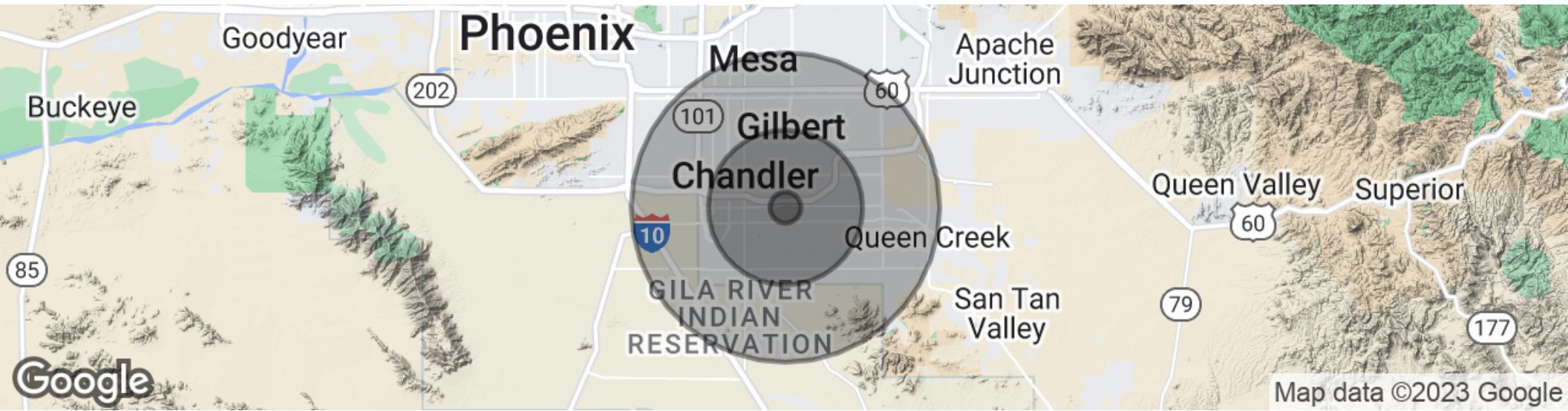
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,074	268,221	804,025
Average Age	31.6	36.4	36.8
Average Age (Male)	32.5	35.7	36.0
Average Age (Female)	31.4	37.6	37.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,523	97,487	306,474
# of Persons per HH	3.3	2.8	2.6
Average HH Income	\$126,463	\$114,125	\$95,832
Average House Value	\$349,298	\$346,062	\$302,164

* Demographic data derived from 2020 ACS - US Census

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