

4124 W Saturn Way

CHANDLER, AZ



SALE BROCHURE

KW COMMERCIAL
7025 W. Bell Rd., #10
Glendale, AZ 85308

PRESENTED BY:

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INDUSTRIAL / AIRCRAFT HANGAR FOR SALE

4124 W SATURN WAY

4124 W Saturn Way, Chandler, AZ 85226



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
NUMBER OF UNITS:	1
LOT SIZE:	69,614 SF
YEAR BUILT:	2005
BUILDING SIZE:	18,611 SF
ZONING:	I-1
PRICE / SF:	\$134.33

PROPERTY OVERVIEW

This is a wonderful opportunity to buy a triplex that can be Light industrial, office, warehouse or a hangar, your choice. this Block exterior almost new interior is ready for your finishing touches, each unit is self-contained and approximately 6000 sq ft,

PROPERTY HIGHLIGHTS

- Triplex, 3 units that can be turned into condos or subdivided
- Runway access
- Fully landscaped lot
- All utilities to the building
- AC
- Insulated
- Large hangar doors with Runway access

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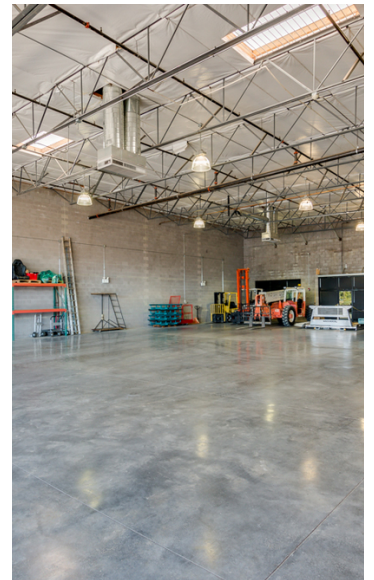
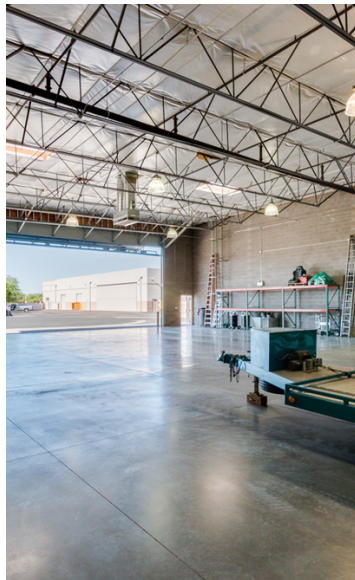
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4124 W SATURN WAY

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Property Name:	4124 W Saturn Way
Property Address:	4124 W Saturn Way, Chandler, AZ 85226
Property Type:	Industrial / Aircraft hangar
APN:	301-89-955
Lot Size:	1.6 AC
Building Size:	18,611 SF
Zoning:	I-1
Rail Access:	No
Parking Spaces:	18
Parking Ratio:	1.0
Cross Streets:	McClintock & Chandler Blvd
Year Built:	2005
Number of Stories:	1
Walls:	Block
Mezzanine:	no
Number of Units:	1
HVAC:	yes
Elevators:	no

PROPERTY OVERVIEW

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LOCATION OVERVIEW

This Property is located on the corner of Saturn way and 79th st, Runway access and 3 individual units



SALE HIGHLIGHTS

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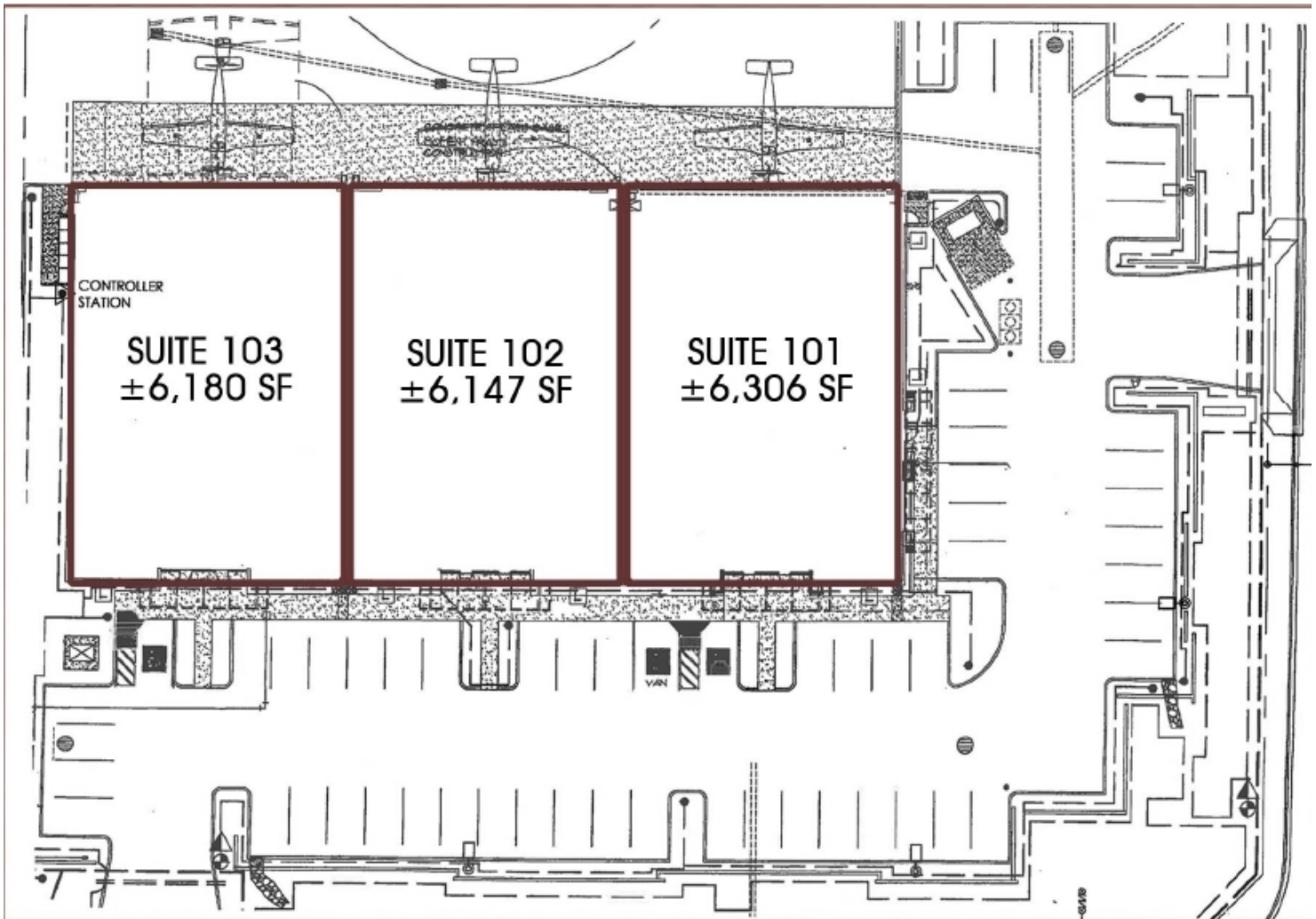
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(Not to Scale)



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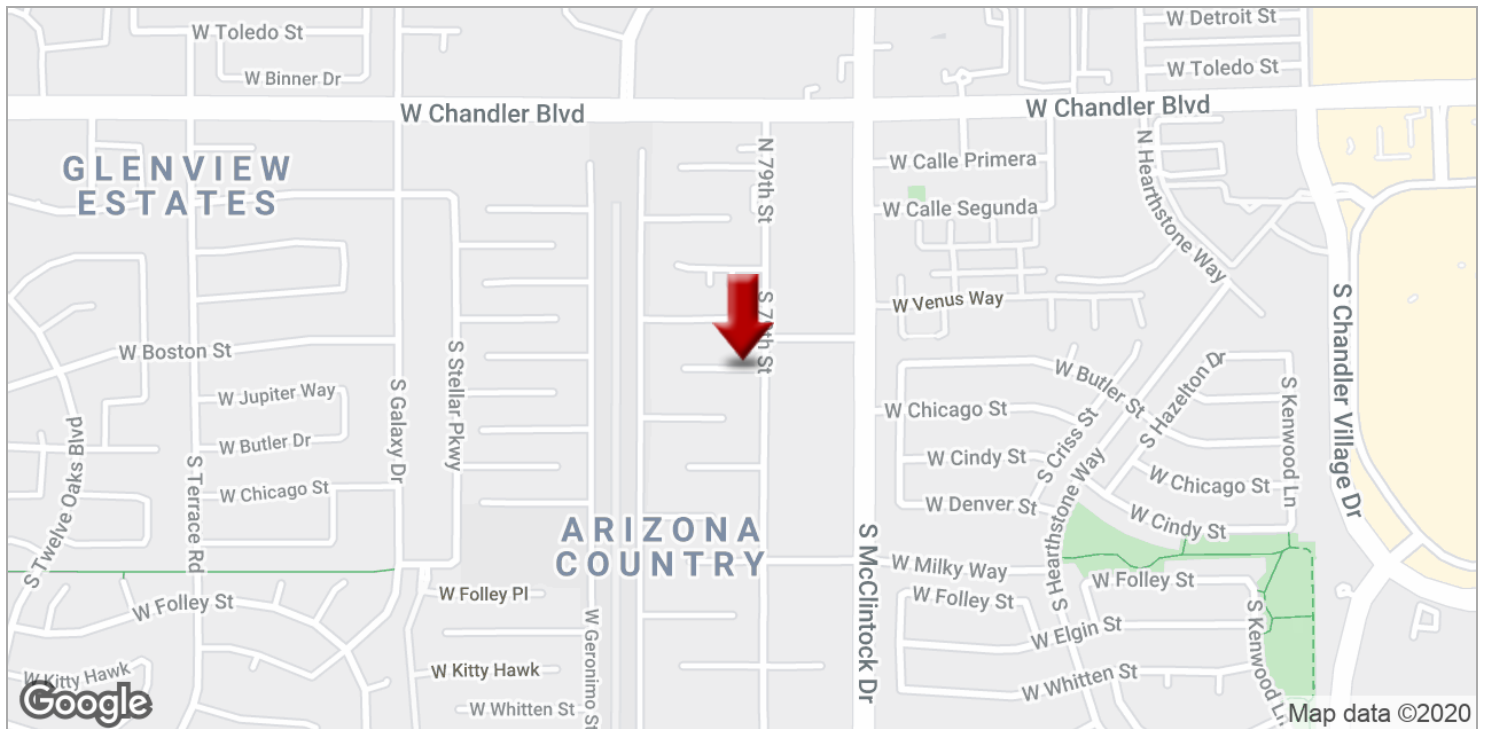
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4124 W SATURN WAY

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	1 MILE	3 MILES	5 MILES
Total population	10,283	73,289	213,507
Median age	36.3	37.0	35.2
Median age (male)	34.6	35.7	34.1
Median age (female)	38.2	38.1	36.0

	1 MILE	3 MILES	5 MILES
Total households	3,992	29,131	83,368
Total persons per HH	2.6	2.5	2.6
Average HH income	\$85,299	\$96,646	\$86,079
Average house value	\$311,669	\$327,417	\$303,143

** Demographic data derived from 2010 US Census*

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CHANDLER, AZ

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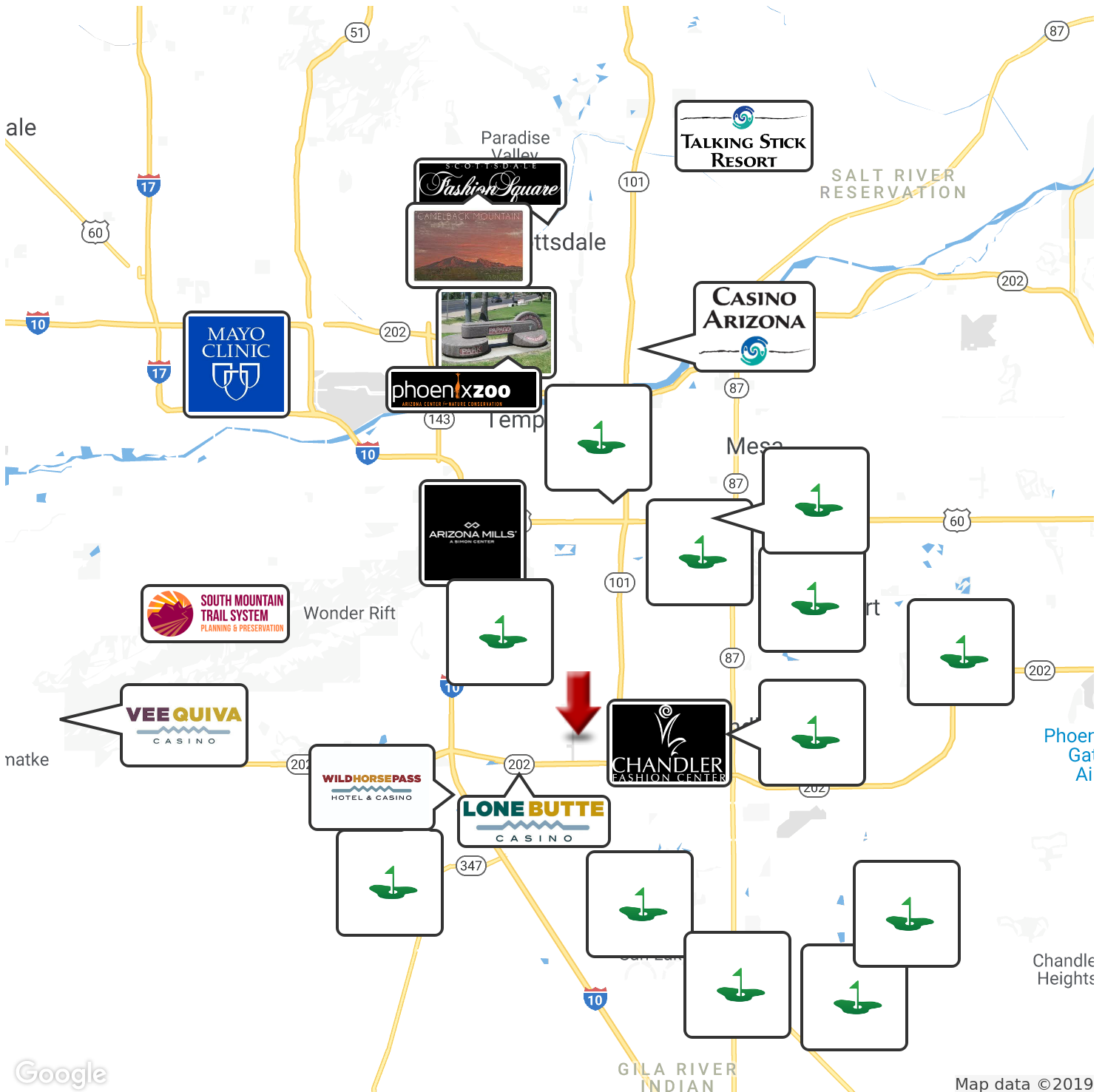
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STELLAR AIRPARK HANGAR FOR SALE

LUXURIOUS MODERN EXECUTIVE STELLAR AIRPARK HANGAR & OFFICES

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