

# 4124 W SATURN WAY

4124 W Saturn Way, Chandler, AZ 85226



## OFFERING SUMMARY

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

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

**ANDREW MONAGHAN**  
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**INDUSTRIAL / AIRCRAFT HANGAR FOR SALE**

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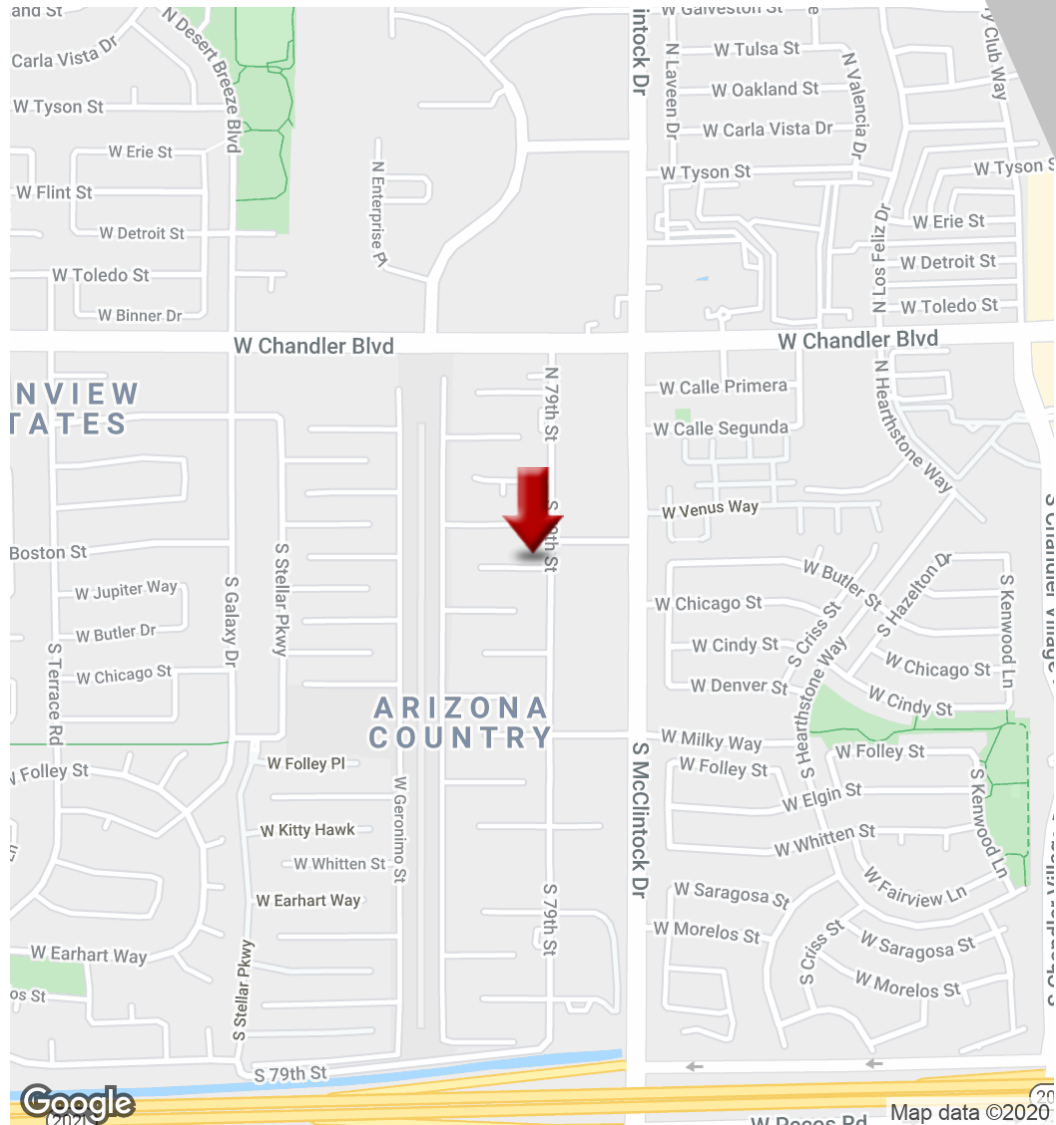
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PROPERTY NAME:	4124 W Saturn Way
PROPERTY ADDRESS:	4124 W Saturn Way, Chandler, AZ 85226
PROPERTY TYPE:	Industrial / Aircraft hangar
APN:	301-89-955
LOT SIZE:	1.6 AC
BUILDING SIZE:	18,611 SF
ZONING:	I-1
RAIL ACCESS:	No
PARKING SPACES:	18
PARKING RATIO:	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



## SALE HIGHLIGHTS

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## LOCATION OVERVIEW

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## SALE PRICE

**\$2,500,000**

### LOCATION INFORMATION

Building Name	4124 W Saturn Way
Street Address	4124 W Saturn Way
City, State, Zip	Chandler, AZ 85226
County/Township	Maricopa
Cross Streets	McClintock & Chandler Blvd
Side Of Street	North
Road Type	Paved
Market Type	Large
Nearest Highway	101 and 202
Nearest Airport	Stellar airport estates

### BUILDING INFORMATION

Building Size	18,611 SF
Number Of Grade Level Doors	3
Number Of Dock High Doors	0
Crane Description	None
Ceiling Height	19 - 20 ft
Office Space	0
Number Of Floors	1
Year Built	2005
Load Factor	Yes
Construction Status	Existing
Condition	Good
Roof	Built up

### PROPERTY DETAILS

Property Type	Industrial / Aircraft hangar
Property Subtype	Warehouse/Distribution
Zoning	I-1
Lot Size	69,614 SF
APN#	301-89-955
Lot Frontage	276
Lot Depth	240
Corner Property	yes

### PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	1.0
Number Of Spaces	18
Rail Access	No

### UTILITIES & AMENITIES

Handicap Access	Yes
Number Of Elevators	0
Number Of Escalators	0
Central HVAC	yes
Restrooms	No
Landscaping	yes
Sprinklers	Yes
Power	Yes
Exterior Description	MASONRY OR REINFORCED CONCRETE TILT-UP FRAME

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## INDUSTRIAL / AIRCRAFT HANGAR FOR SALE

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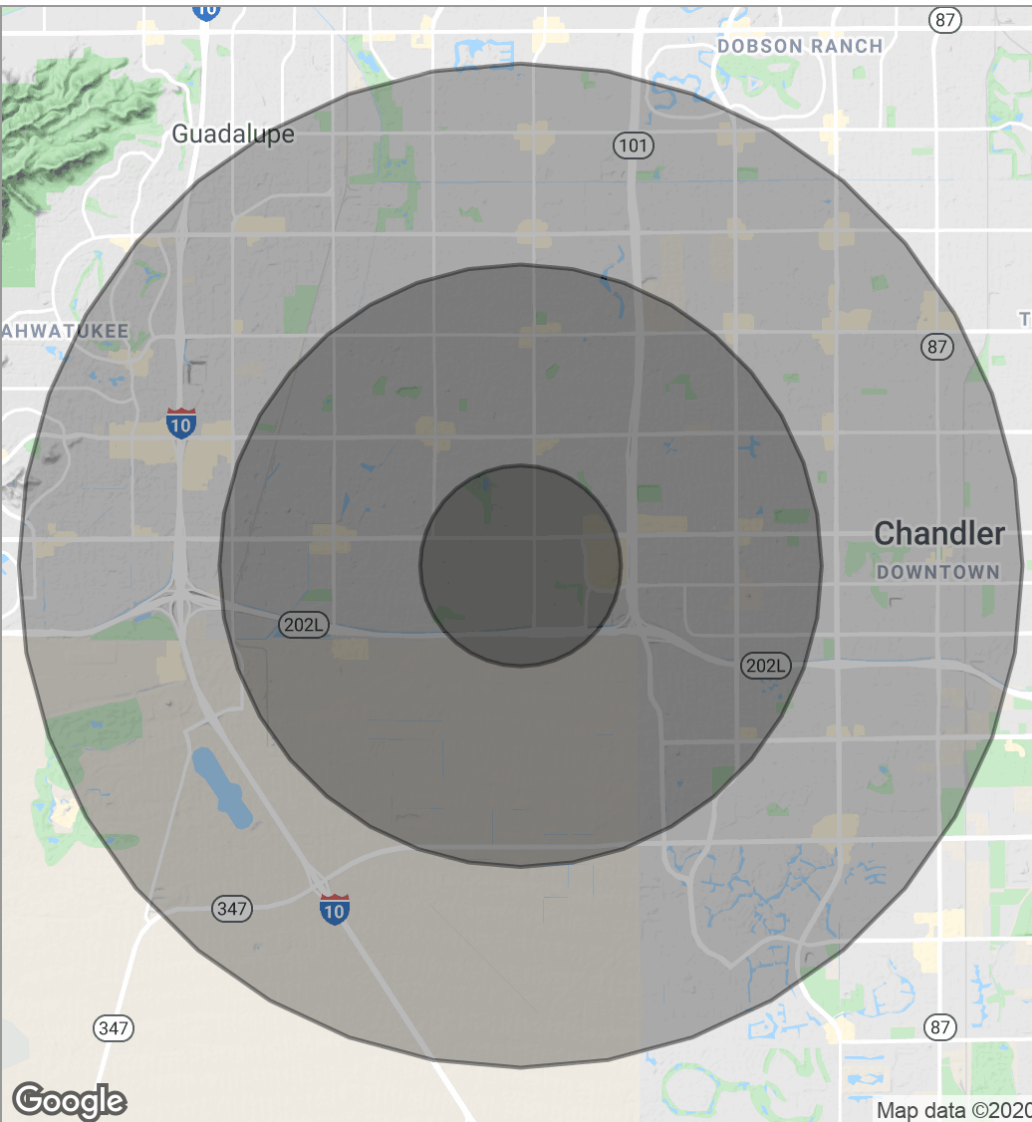
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,283	73,289	213,507
Median Age	36.3	37.0	35.2
Median Age (Male)	34.6	35.7	34.1
Median Age (Female)	38.2	38.1	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,992	29,131	83,368
# Of 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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### PRESENTED BY:

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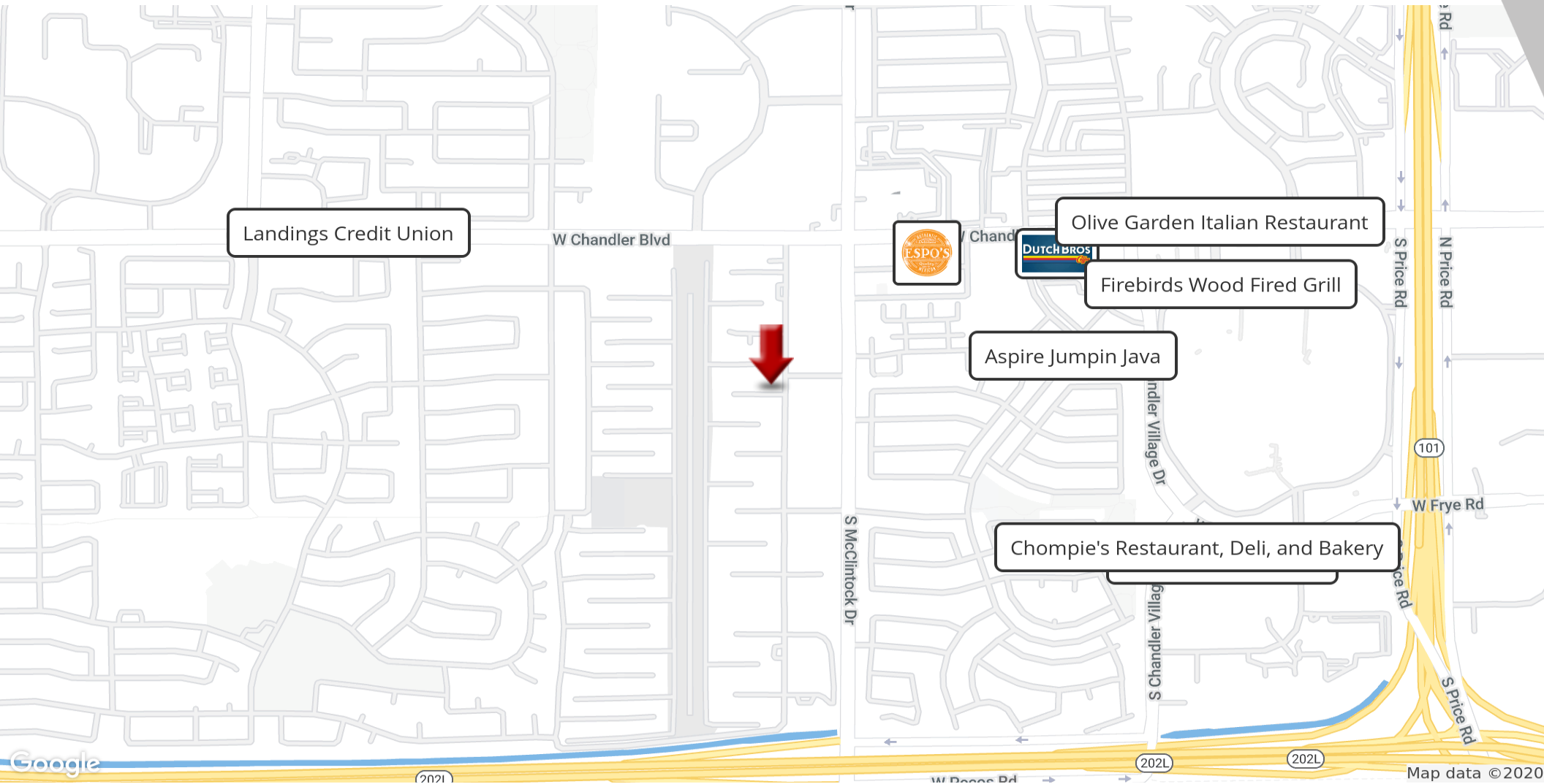
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