

STELLAR AIRPARK

4143 W Jupiter Way, Chandler, AZ 85226



OFFERING SUMMARY

SALE PRICE:	\$4,300,000
NUMBER OF UNITS:	1
LOT SIZE:	1.95 Acres
YEAR BUILT:	2000
BUILDING SIZE:	22,957 SF
RENOVATED:	2010
ZONING:	I1
MARKET:	Chandler
SUBMARKET:	Stellar Airpark
PRICE / SF:	\$187.31

PROPERTY OVERVIEW

This is one of the finest buildings of its type in the valley, Aprox 11000 sq ft of grade a plus office space with only the finest finishes, an amazing air-conditioned hangar with so many opportunities and a 10 to 12 car garage, available either as a separate opportunity or with the building located at 240 S79th.

This building is a must-see for someone that wants only the finest, call day to set up your private showing

PROPERTY HIGHLIGHTS

- ~11000 sq ft class A office space
- Hangar with 3 16" doors
- Run Way access
- Great opportunity as a hangar or Industrial

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

ANDREW MONAGHAN
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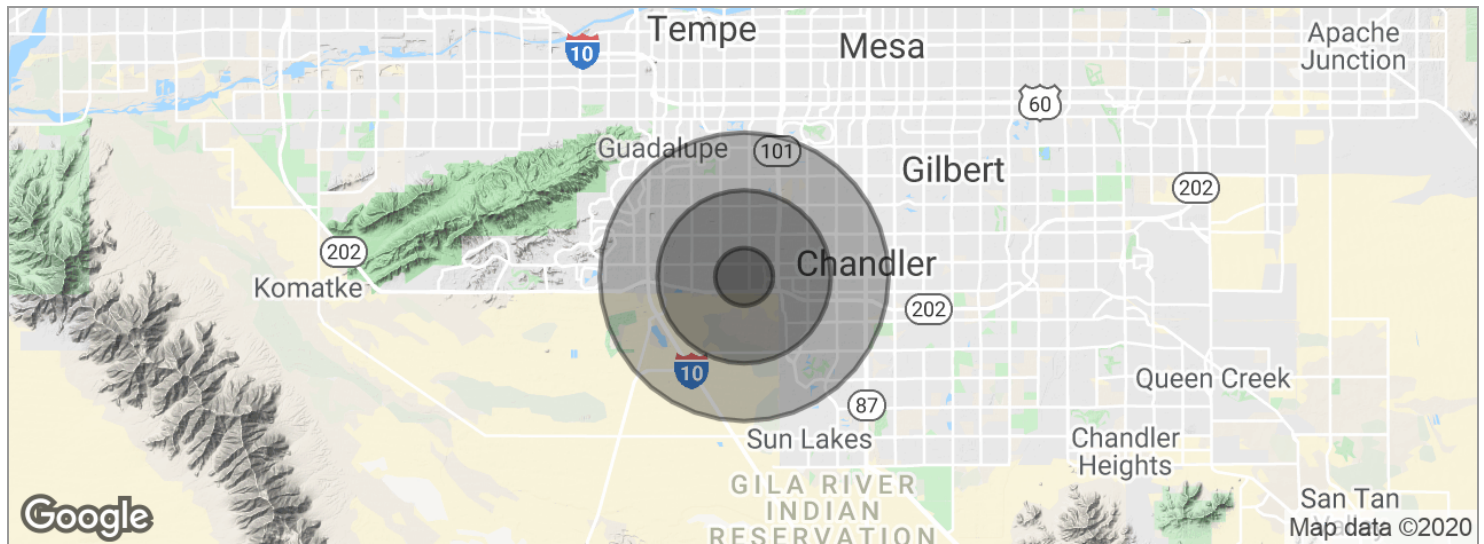
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,164	69,679	203,912
Median age	36.7	36.9	35.2
Median age (male)	35.0	35.6	34.1
Median age (Female)	38.7	37.9	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,528	27,677	79,553
# of persons per HH	2.6	2.5	2.6
Average HH income	\$87,013	\$96,809	\$86,807
Average house value	\$312,197	\$328,126	\$307,102

** Demographic data derived from 2010 US Census*

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Centrally located adjacent to the 202 and the 101, Runway Access to Stellar airpark

EXTERIOR DESCRIPTION

Class A plus building

PARKING DESCRIPTION

1/1000

CONSTRUCTION DESCRIPTION

Fully remodelled in 2008 with luxury in all areas

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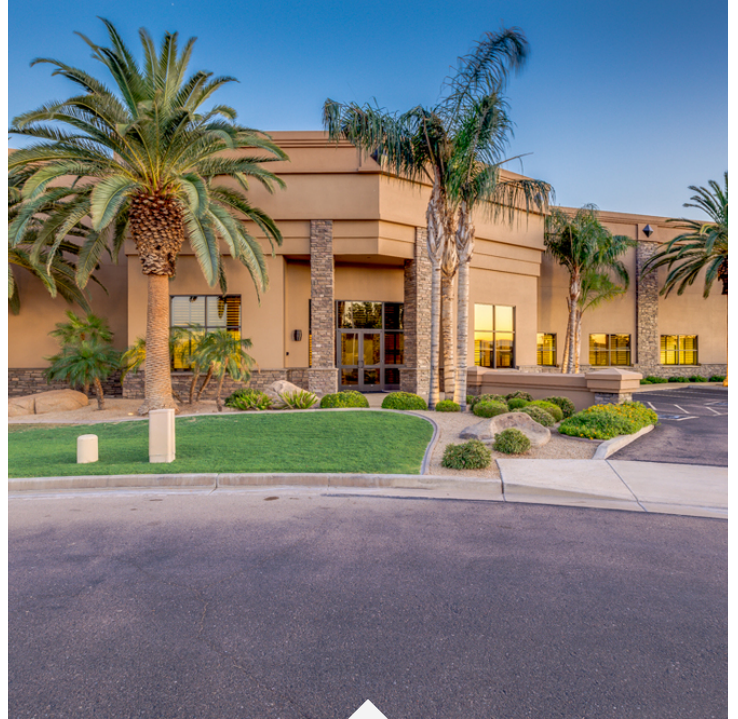
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Building Name	Stellar airpark
Property Type	Office
Property Subtype	Office Building
APN	301-90-470
Building Size	22,957 SF
Lot Size	1.95 Acres
Building Class	A
Year Built	2000
Year Last Renovated	2010
Number of Floors	2
Parking Spaces	25
Roof	Built up
Free Standing	Yes
Number of Buildings	1

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Sale Price

\$4,300,000

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
APN #	301-90-470
Lot Frontage	324 ft
Lot Depth	287 ft
Corner Property	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	1.0
Number of Parking Spaces	25

UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	0
Number of Escalators	0
Central HVAC	Yes
HVAC	Yes
Broadband	Cable
Restrooms	4
Landscaping	Completely Landscaped

LOCATION INFORMATION

Building Name	Stellar airpark
Street Address	4143 W Jupiter Way
City, State, Zip	Chandler, AZ 85226
County	Maricopa
Market	Chandler
Sub-market	Stellar Airpark
Cross-Streets	Chandler Blvd & McClintock
Side of the Street	South
Road Type	Paved
Market Type	Large
Nearest Highway	101 & 202
Nearest Airport	Stellar Airpark

BUILDING INFORMATION

Building Class	A
Occupancy %	0.0%
Ceiling Height	20 ft
Number of Floors	2
Year Built	2000
Year Last Renovated	2010
Gross Leasable Area	22,957 SF
Framing	Tilt up
Condition	Excellent
Roof	Built up
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Tile
Corridors	Yes

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Side of the Street	South
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	101 & 202
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Corridors	Yes
Office Buildout	Yes

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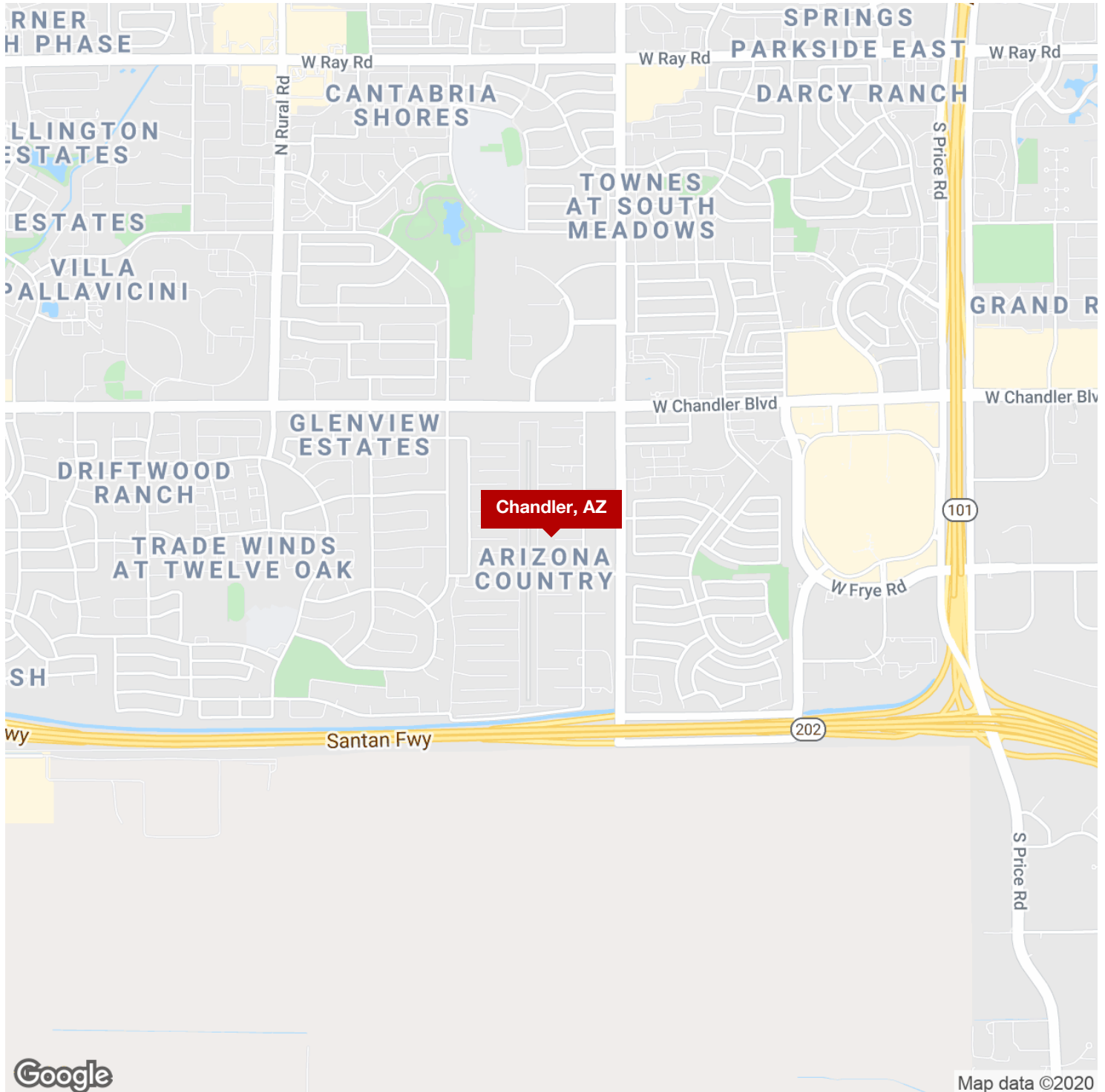
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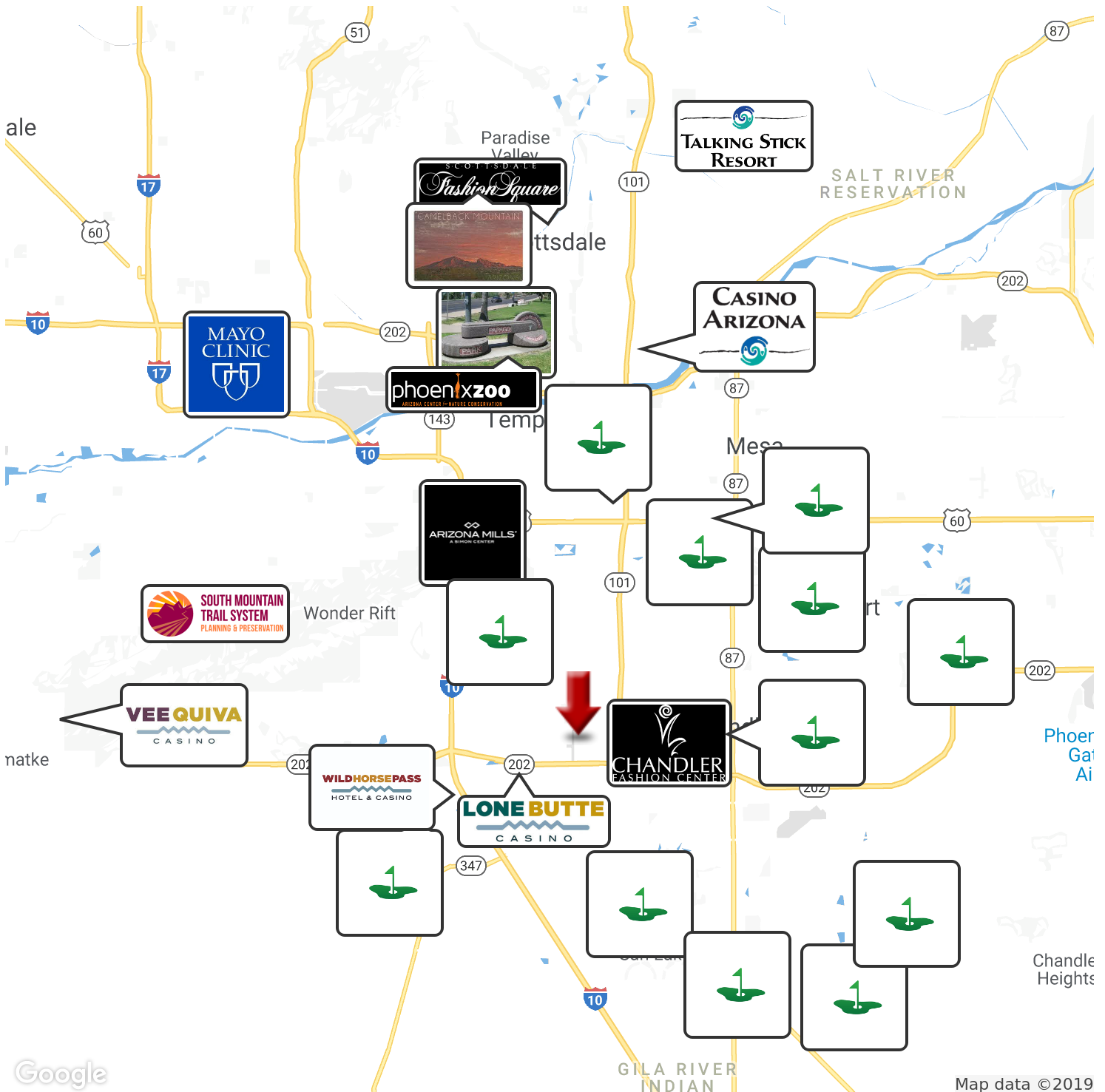
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STELLAR AIRPARK HANGAR FOR SALE

LUXURIOUS MODERN EXECUTIVE STELLAR AIRPARK HANGAR & OFFICES

280 S 79th St , Chandler, AZ 85226



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