

OWNER/USER OPPORTUNITY

SINGLE-TENANT INDUSTRIAL BUILDING FOR SALE



2511 NORTH ARIZONA AVENUE
CHANDLER, ARIZONA 85225

\$3,900,000 SALES PRICE

\$295 PER SQUARE FOOT

±13,244 SQUARE FOOT BUILDING

±0.77 ACRE LOT SIZE

Todd Hamilton, SIOR, CCIM

Managing Partner/Designated Broker

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citywide
COMMERCIAL REAL ESTATE

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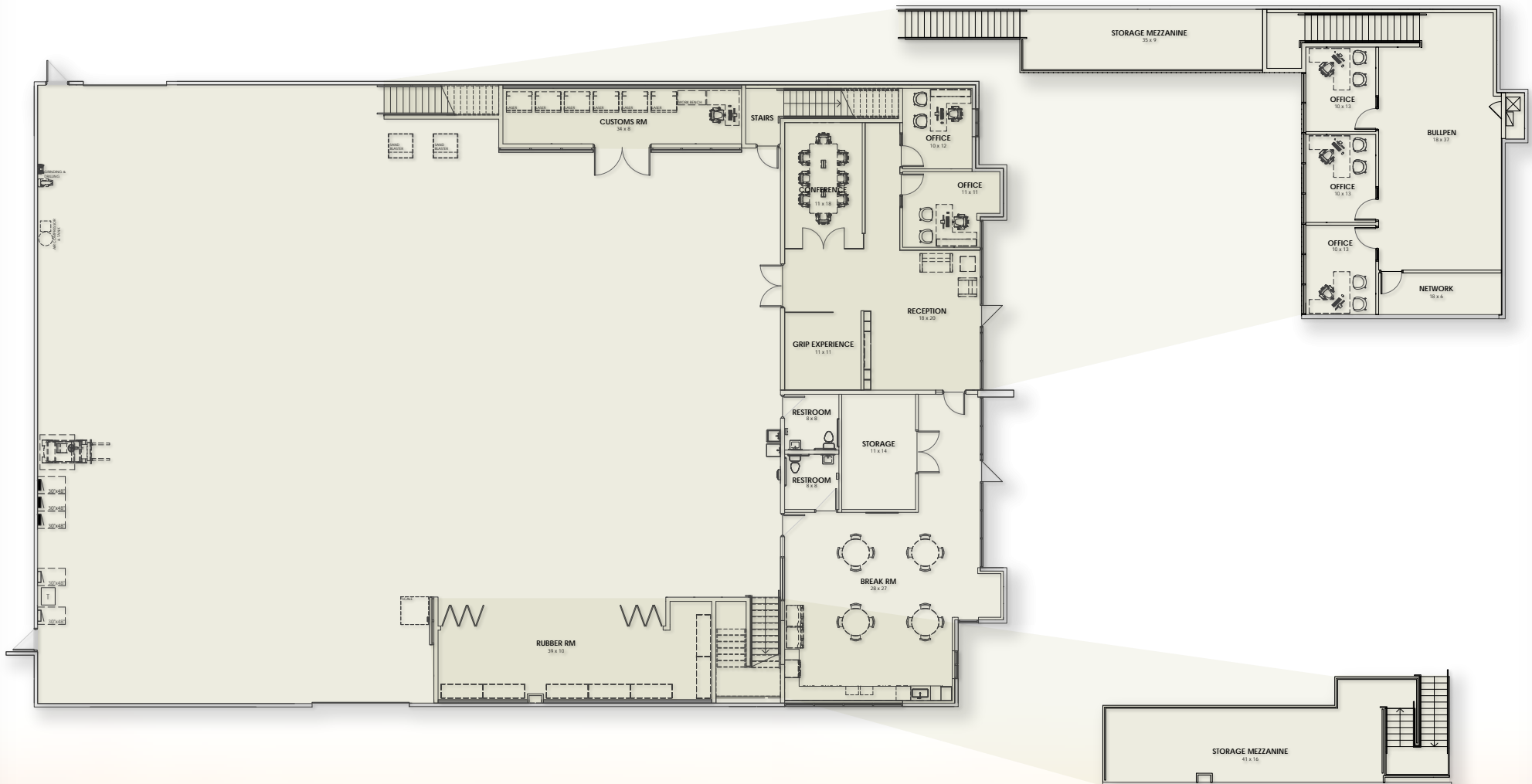






FLOORPLAN DETAILS

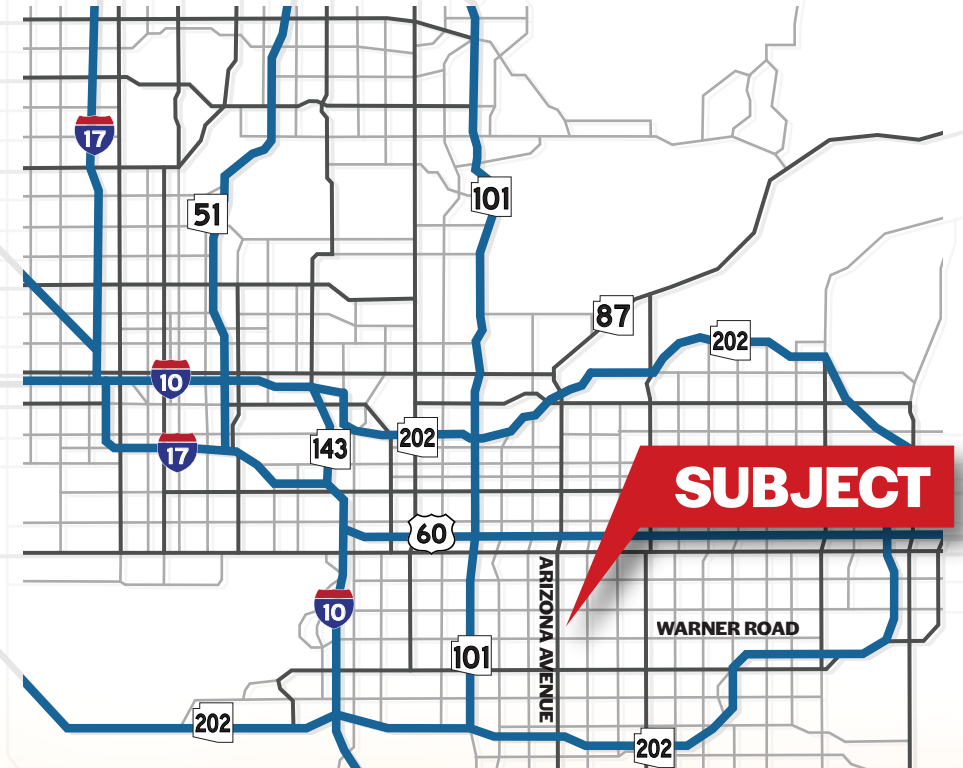
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PROPERTY OVERVIEW

2511 NORTH ARIZONA AVENUE
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- ±13,244 Square Foot Building
- ±4,200 Square Feet Office Total
 - ±3,000 Square Feet Ground Floor
 - ±1,200 Square Feet 2nd Floor
- 18' Clear Height
- 1 (14' x 14') Grade Level Door
- 1 (12' x 14') Grade Level Door
- Evaporative Cooled Warehouse
- 800 Amps, 480 Volt, SRP
- 31 Parking Spaces
- I-1 PAD Zoning, City of Chandler
- APN # 302-35-424
- Built 2007, Renovated 2020
- 2023 Real Estate Taxes: \$15,365.14
- 100% Vacant



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