

SINGLE-TENANT FREESTANDING INDUSTRIAL BUILDING AVAILABLE FOR LEASE

300 S 79TH ST | CHANDLER, AZ 85226

Rare opportunity to lease a freestanding, single-tenant industrial property.

Perfectly suited for businesses needing a facility where auto use is permitted, providing excellent utility & operational presence from **day one**.

BUILDING SIZE:
11,917 SF

LEASE RATE:
\$1.35 NNN

AVAILABLE DATE:
1/1/2027

AUTO USE:
PERMITTED



THE **LEROY
BREINHOLT**
TEAM

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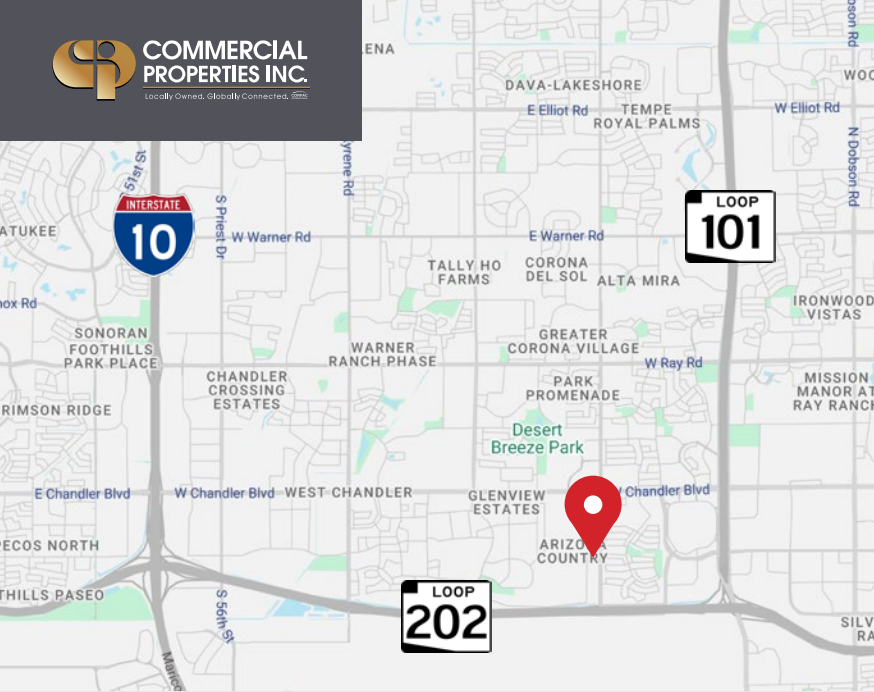
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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com



±11,917 SF Single-Tenant Freestanding Industrial Building with Auto-Use Permitted AVAILABLE FOR LEASE

Secure a highly functional, move-in-ready industrial facility strategically positioned in Chandler's thriving commercial corridor. Unlike many industrial spaces on the market, this property features highly sought-after I-1 zoning with permitted auto-use, allowing automotive service, repair, or light-industrial businesses to bypass lengthy municipal approval processes and establish operations immediately.

An exceptionally rare industrial facility featuring both permitted auto-use and direct taxiway access to the Stellar Airpark runway for ultimate operational flexibility.

Property Summary

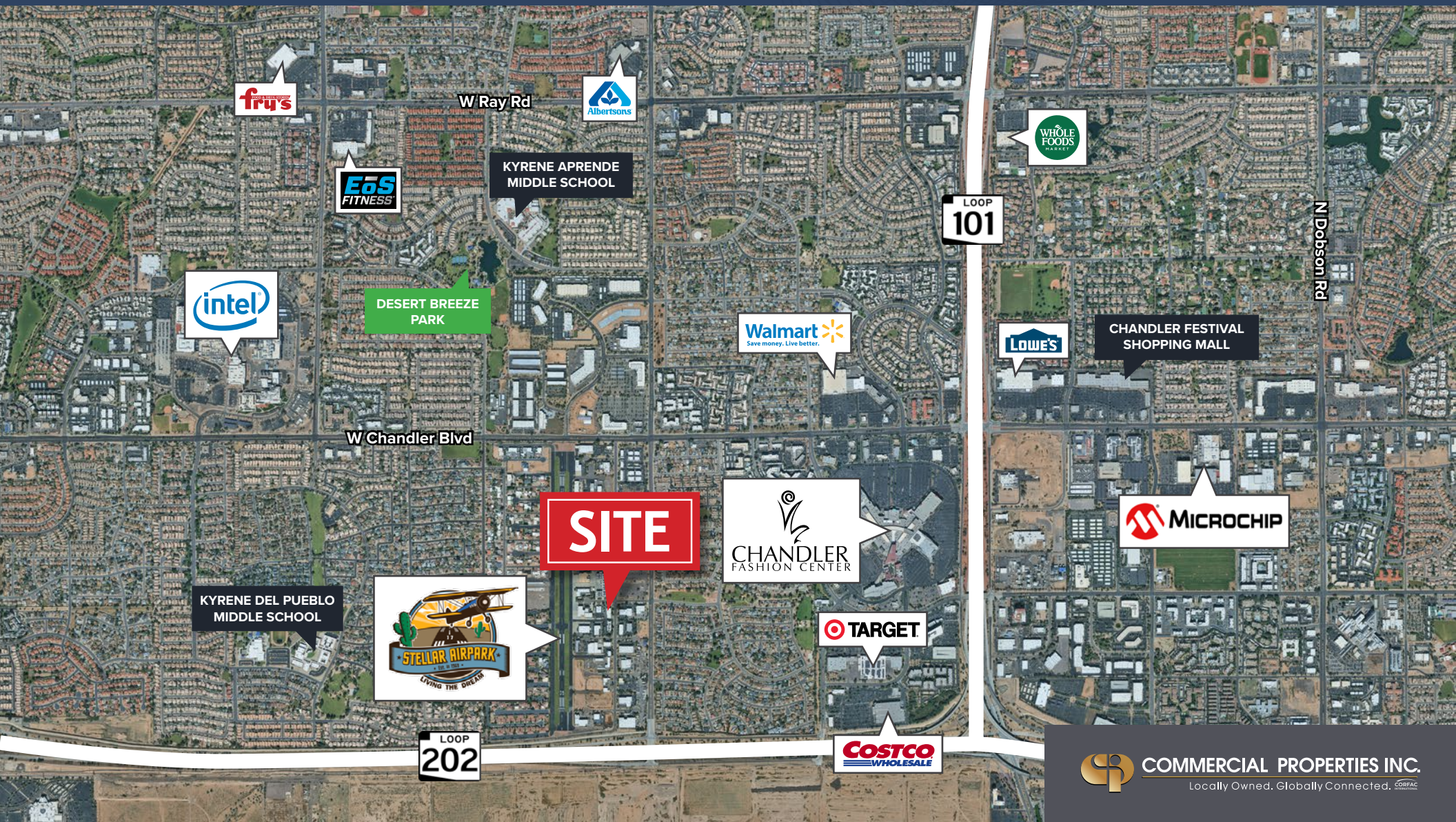
Address	300 S 79th St Chandler, AZ 85226
Building Size	±11,917 SF
Yard Size	±0.97 Acre Fenced Yard
Tenancy	Single
Parcel	301-89-803
Zoning	I-1
Year Built	1997
GL Doors	8 (10' W x 12' H)
Hangar Doors	1
Clear Height	18'
Lease Rate	\$1.35/SF/Yr (NNN)



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 08 05 26

Access & Distribution

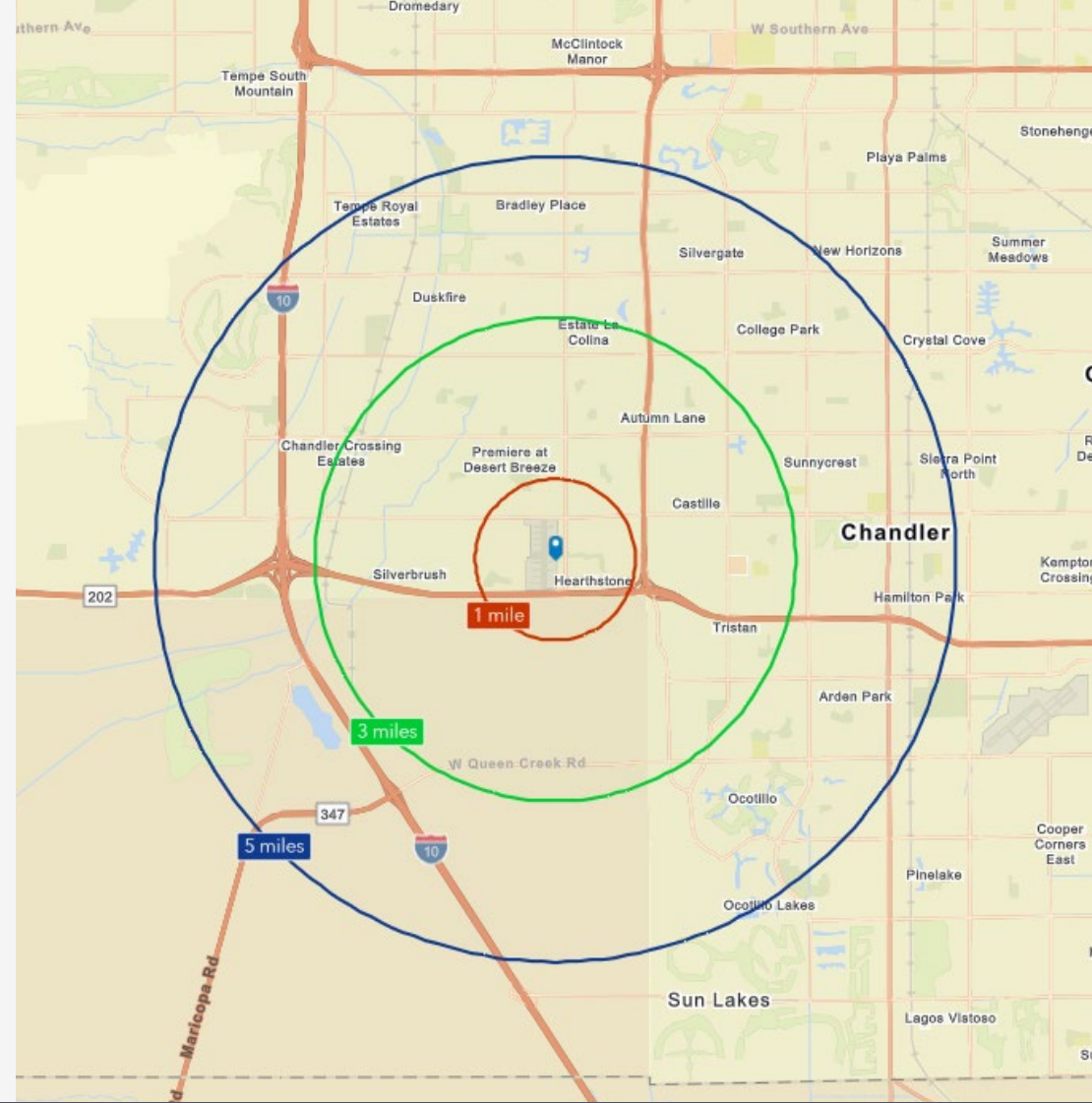
Positioned for optimal distribution, 300 S 79th St sits conveniently near major thoroughfares. This prime Chandler industrial location provides outstanding connectivity to the broader Phoenix metropolitan area via nearby transportation hubs, including the Loop 101, Loop 202, and Interstate 10. Furthermore, its close proximity to Stellar Airpark and major commercial centers makes it highly attractive for companies requiring an easily accessible Southeast Valley presence.



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Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	9,296	78,299	238,218
Annual Growth 2025 - 2030	0.6%	0.6%	0.6%
2025 Households	3,917	30,891	93,398
Median Age	37.8	39.2	38.3
Bachelor's Degree or Higher	36%	47%	43%
Avg HH Income	\$120,226	\$134,789	\$125,665
Total Consumer Spending	\$135M	\$1.2B	\$3.4B
Daytime Employment	6,503	52,875	133,529
Businesses	644	5,429	13,988
Median Home Value	\$443,163	\$544,578	\$494,130



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