

165 SOUTH PRICE ROAD

CHANDLER, ARIZONA

OVER \$3 MILLION IN SPEC IMPROVEMENTS
RECENTLY EXECUTED

101

FOR SALE OR LEASE

100,500 SF | 16.68 ACRES IOS | 5,700 AMPS | 2" GAS LINE



PROPERTY INFORMATION

	Property Address	165 South Price Road Chandler, AZ 85224
	Building Size	100,500 SF
	Office/R&D	15,000 SF
	Warehouse	85,500 SF
	Land Size	16.68 Acres (726,581 SF)
	Building Coverage	13.8%
	Year Built	1982/2004
	Clear Height	21 Feet
	Cooling	100% HVAC
	Roll Up Doors	7
	Dock High Doors	4
	Truckwells	1
	Building Width & Depth	264 Feet x 484 Feet
	Typical Column Spacing	50 Feet (Depth) x 50 Feet (Width)
	Warehouse Lighting	LED with Motion Sensors

	Truck Court Depth	North Side: 310 Feet
	Trailer Parking Spaces	±500
	Construction Type	Concrete Tilt-Wall
	Roof Type	Foam over Metal Deck
	Floor	6" Reinforced Concrete
	Sprinkler System	100% Wet
	Car Parking	123 Spaces (expandable up to 2,000)
	Outside Storage Yard	Up to 14 Acres
	Building Expansion	Expandable to Approximately 150,000 SF
	Zoning	I-1, City of Chandler Visit Website
	Natural Gas Service	2" High Pressure Southwest Gas Line (Expandable to any Capacity)
	Electrical Service	Amperage equipment boxes and casing centers in place can accommodate up to 5,700 AMPS; 277/480 V (Expandable 150 to Megawatts)
	Freeway Frontage	468 Feet
	AZ Parcel Number	303-24-002D
	2025 Taxes	\$128,055.52



PRICE ROAD

101

14 ACRES

BOSTON STREET

100,500 SF | 16.68 Acres IOS | 5,700 AMPS | 2" Gas Line

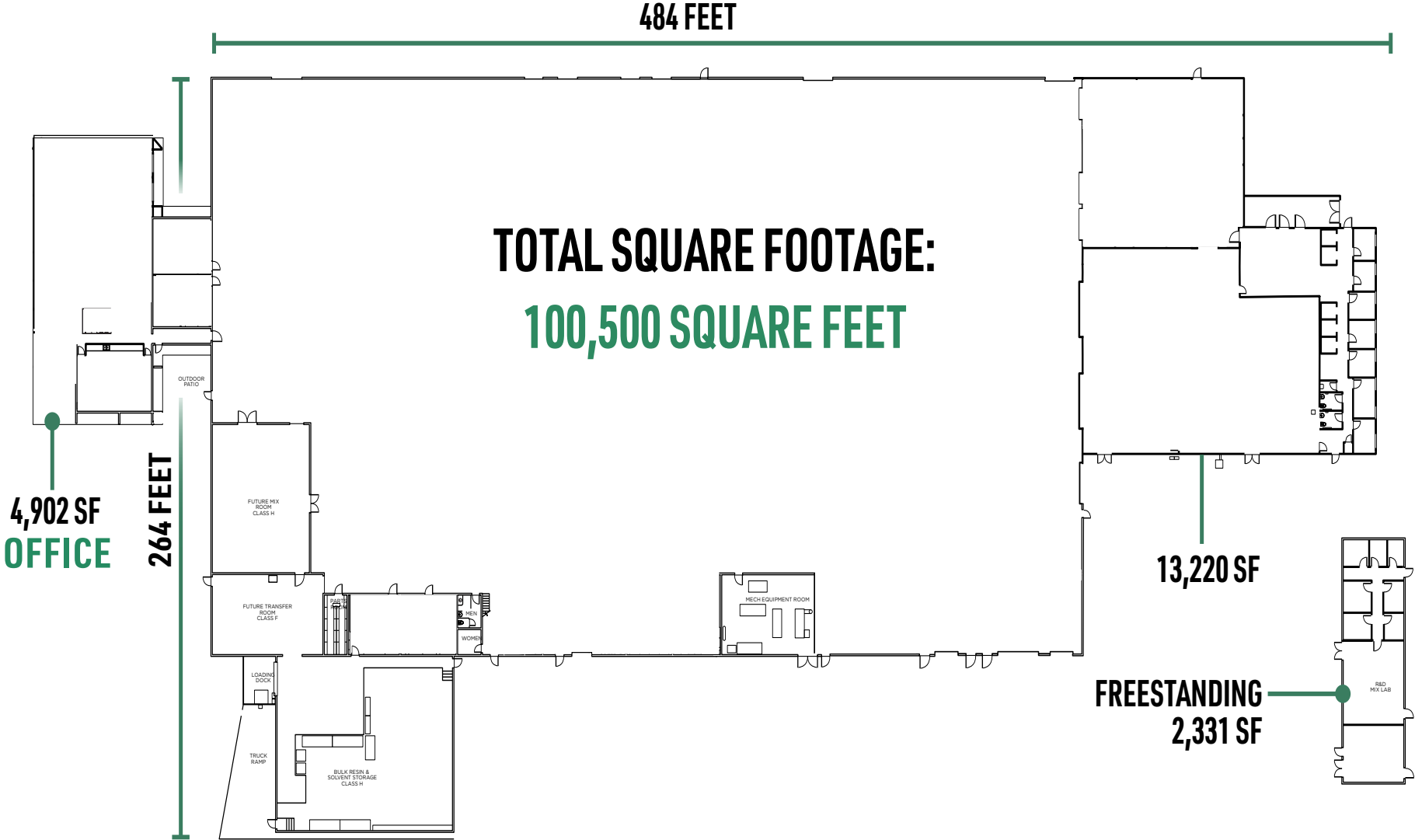
INTERIOR PHOTOS



EXTERIOR PHOTOS



FLOOR PLAN



SITE PLAN

BOSTON STREET

±14 ACRES AVAILABLE FOR OUTSIDE STORAGE

SUBJECT
PROPERTY

SOUTH PRICE ROAD

CORPORATE NEIGHBORS **AERIAL**



INAP

APPLIED
MATERIALS

TEL
TOKYO ELECTRON

Space Data

Western Digital

ASML

Bashas'

SANTAN FWY

CVS
caremark

JX Advanced Metals Corporation

KLA

muratec

CoValence
Laboratories

gm

202

101

165
SOUTH PRICE
ROAD

AIR
PRODUCTS

AZTECH
CONTROLS

PRICE FWY

CHANDLER FASHION CENTER



NORTHROP GRUMMAN

DISCO
KIRU-KEZURU-MIGAKU TECHNOLOGIES

NORTHROP GRUMMAN

H5 DATA CENTERS

campuslogic

keap

gm

S PRICE RD

VOYA
FINANCIAL

iridium
connected

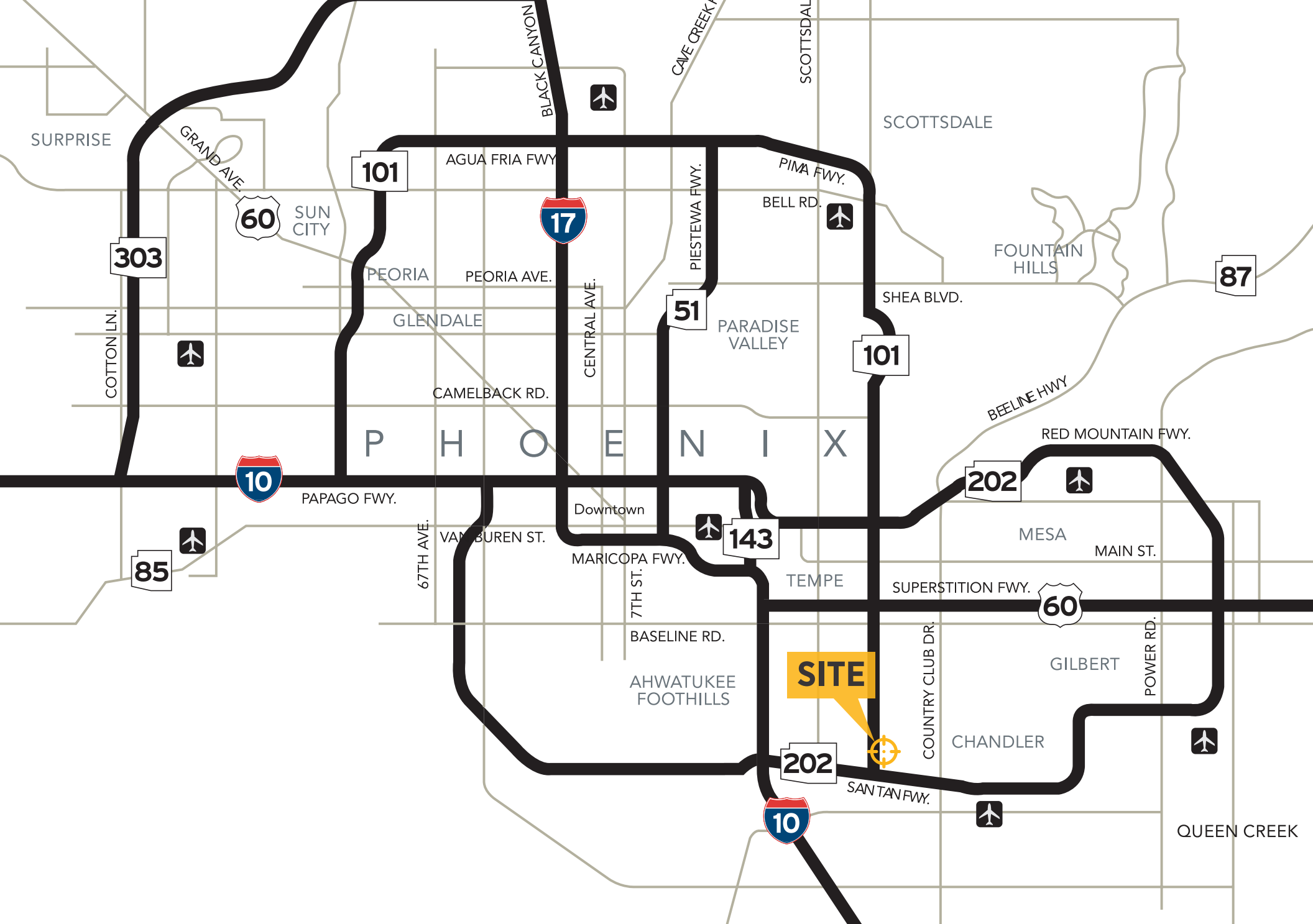
DIGITAL REALTY

TOYOTA
Financial Services

KOVACH

VEI







CHANDLER FASHION CENTER

101

PRICE ROAD

BOSTON STREET

RETAIL AMENITIES

CHANDLER FASHION CENTER SHOPPING/DINING



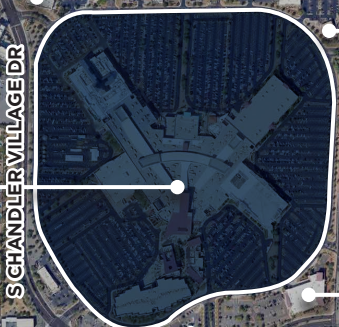
202



HOTEL



MULTIFAMILY





W FRYE RD

W PECOS RD

SANTAN FWY



CONTACT



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