

EASTPOINT BUSINESS CENTER

3191 N WASHINGTON ST, CHANDLER, AZ 85225

DISTRIBUTION/MANUFACTURING
MULTI-TENANT BUILDING



AVAILABLE IMMEDIATELY FOR LEASE
+11,956 - 29,424 SF

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CBRE

Project Highlights



±77,493 SF distribution/manufacturing multi-tenant building



Multiple points of ingress/egress



Available Immediately:

Suite 5/6: ±17,468 SF*

Suite 8: ±11,956 SF*

*Contiguous to ±29,424 SF



Heavy Power



New exterior paint



±22' clear height in warehouse



3.3:1000 parking ratio



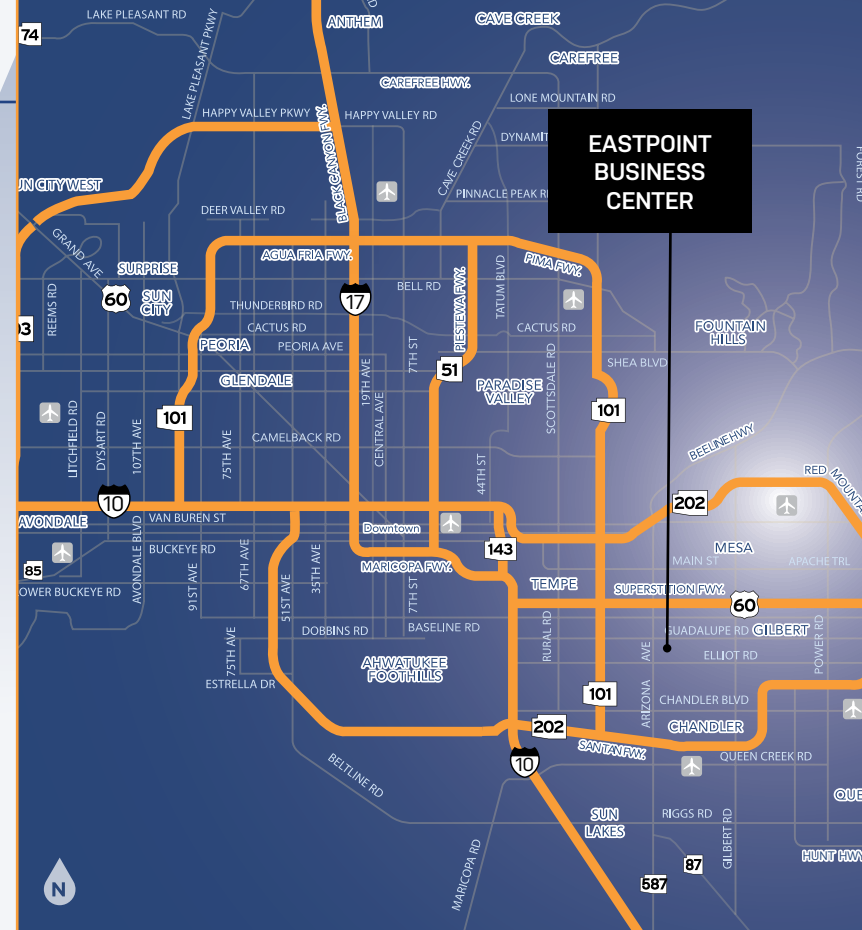
Truckwell and grade level loading (±12'x±14')



Zoning:
I-1, City of Chandler



Fully sprinklered

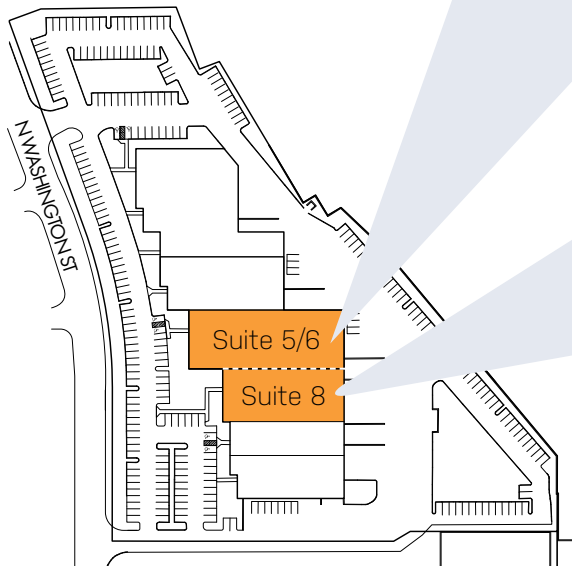


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AVAILABLE SPACE

- **Suite 5/6: ±17,468 SF**
- ±3,812 SF office
- 1 truck well
- 1 grade level loading door
- Evap cooled warehouse
- Power: 600 amps 277/480v

- **Suite 8: ±11,956 SF**
- ±1,741 SF office
- 1 truck well
- 1 grade level loading door
- Evap cooled warehouse
- Power: 400 amps 277/480v



*Contiguous to ±29,424 SF

- Grade Doors
- ▲ Truck Well

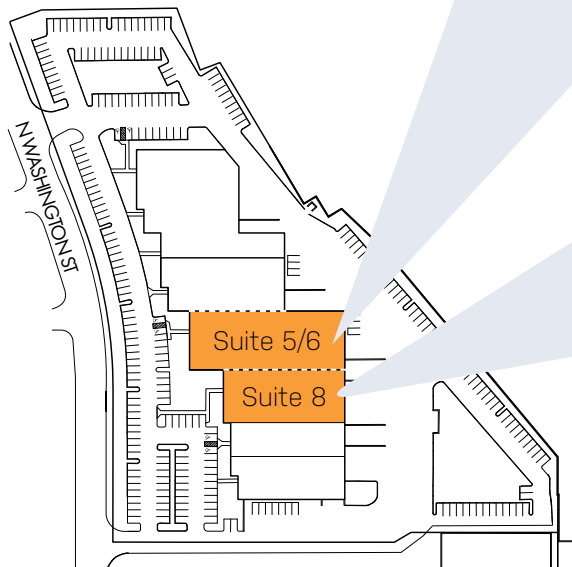


Not to scale
All measurements are approximate

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AVAILABLE SPACE

- Suites 5-8
- ±29,424 SF
- ±5,553 SF office
- 2 grade level loading doors
- 2 truck wells



*Contiguous to ±29,424 SF

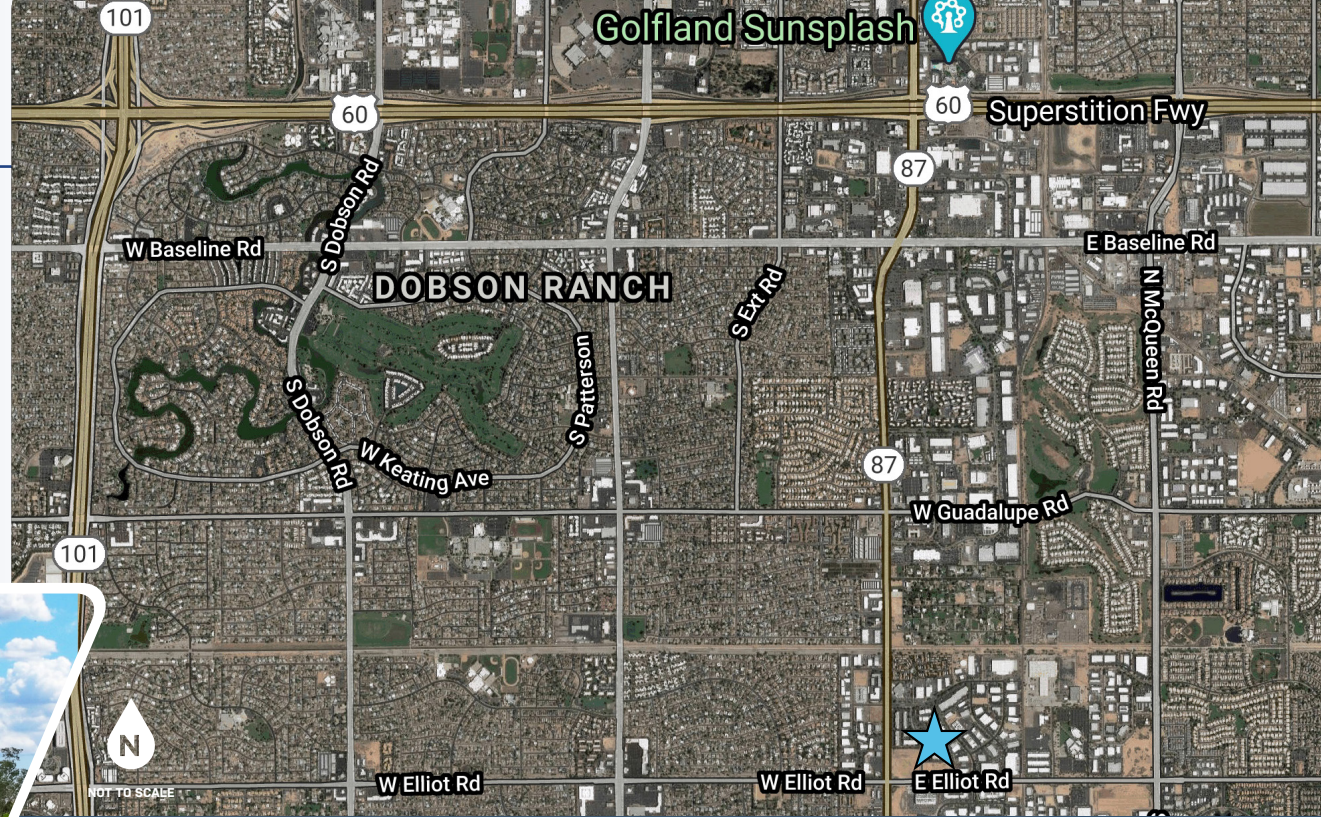
- Grade Doors
- ▲ Truck Well



Not to scale
All measurements are approximate

CHANDLER STATS

- Best Place to Live for Families in Arizona (Fortune 2024)
- 6th Best City for Families (Opendoor 2023)
- 7th Best Place to Find a Job (WalletHub 2025)
- 8th Best Untapped Cities for Startups (Fundera 2023)
- 14th Best Place for First-Time Home Buyers (WalletHub 2024)
- 17th Best City for Small Businesses (B2B Reviews 2025)
- 39th Best Place to Live in the U.S. (Livability 2024)



NOTEWORTHY TENANTS IN CITY OF CHANDLER:



NORTHROP GRUMMAN

AVNET



TURBO
RESOURCES

NXD



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