

EASTPOINT BUSINESS CENTER

3191 N WASHINGTON ST, CHANDLER, AZ 85225

DISTRIBUTION/MANUFACTURING
MULTI-TENANT BUILDING



BARON
INDUSTRIAL

CBRE

AVAILABLE IMMEDIATELY FOR LEASE

±11,515 – 40,939 SF

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Project Highlights



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



Multiple points of ingress/egress



Available Immediately:

Suite 4: ±11,515 SF

Suite 5/6: ±17,468 SF*

Suite 8: ±11,956 SF*

*Contiguous to ±40,939 SF



Heavy Power



New exterior paint



±22' clear height in warehouse



3.3:1000 parking ratio



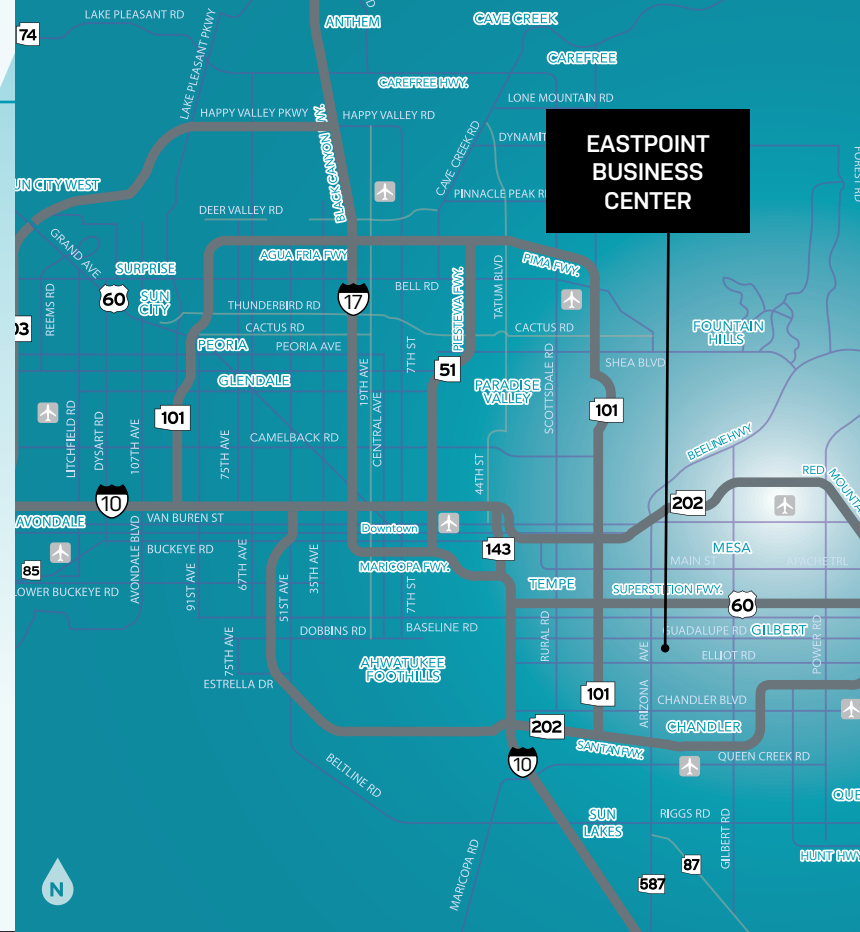
Truckwell and grade level loading (±12'x±14')



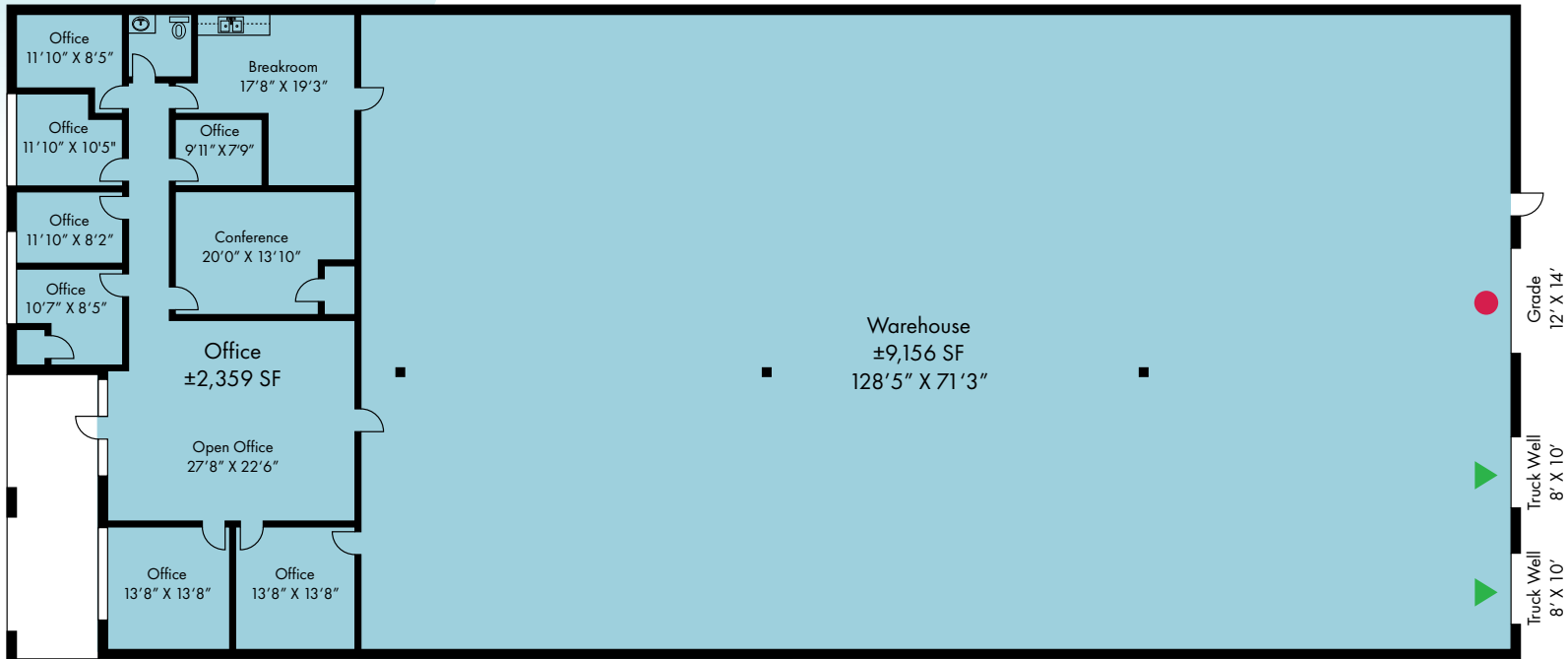
Zoning:
I-1, City of Chandler



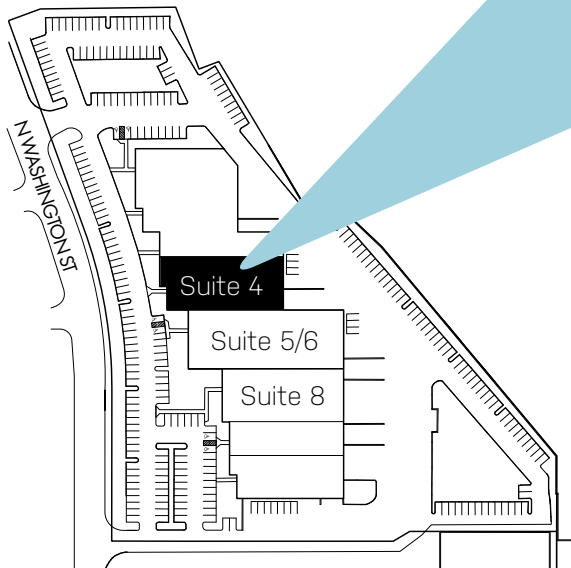
Fully sprinklered



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*Contiguous to ±40,939 SF



- Grade Doors
- ▲ Truck Well
- ⚡ Not to scale
- All measurements are approximate

AVAILABLE SPACE

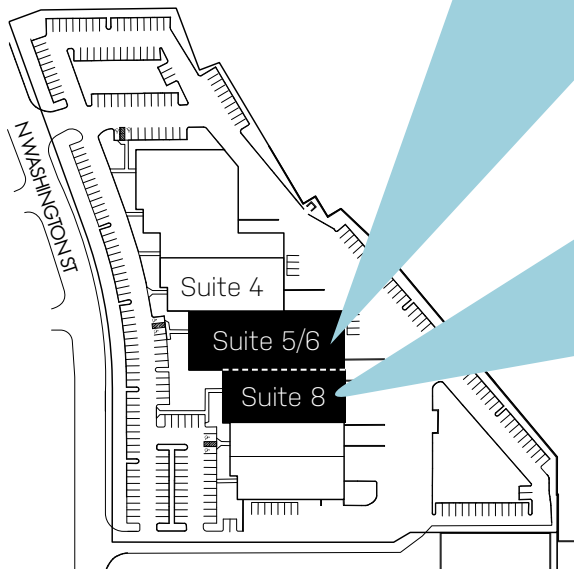
- Suite 4: ±11,515 SF
- ±2,359 SF office with reception/open office area, 7 offices, conference room, break room, restrooms
- 2 truck wells
- 1 grade level loading door
- Evap cooled warehouse
- Power: 250 amps 277/480v
225 amps 120/208v

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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 ±40,939 SF

- Grade Doors
- ▲ Truck Well

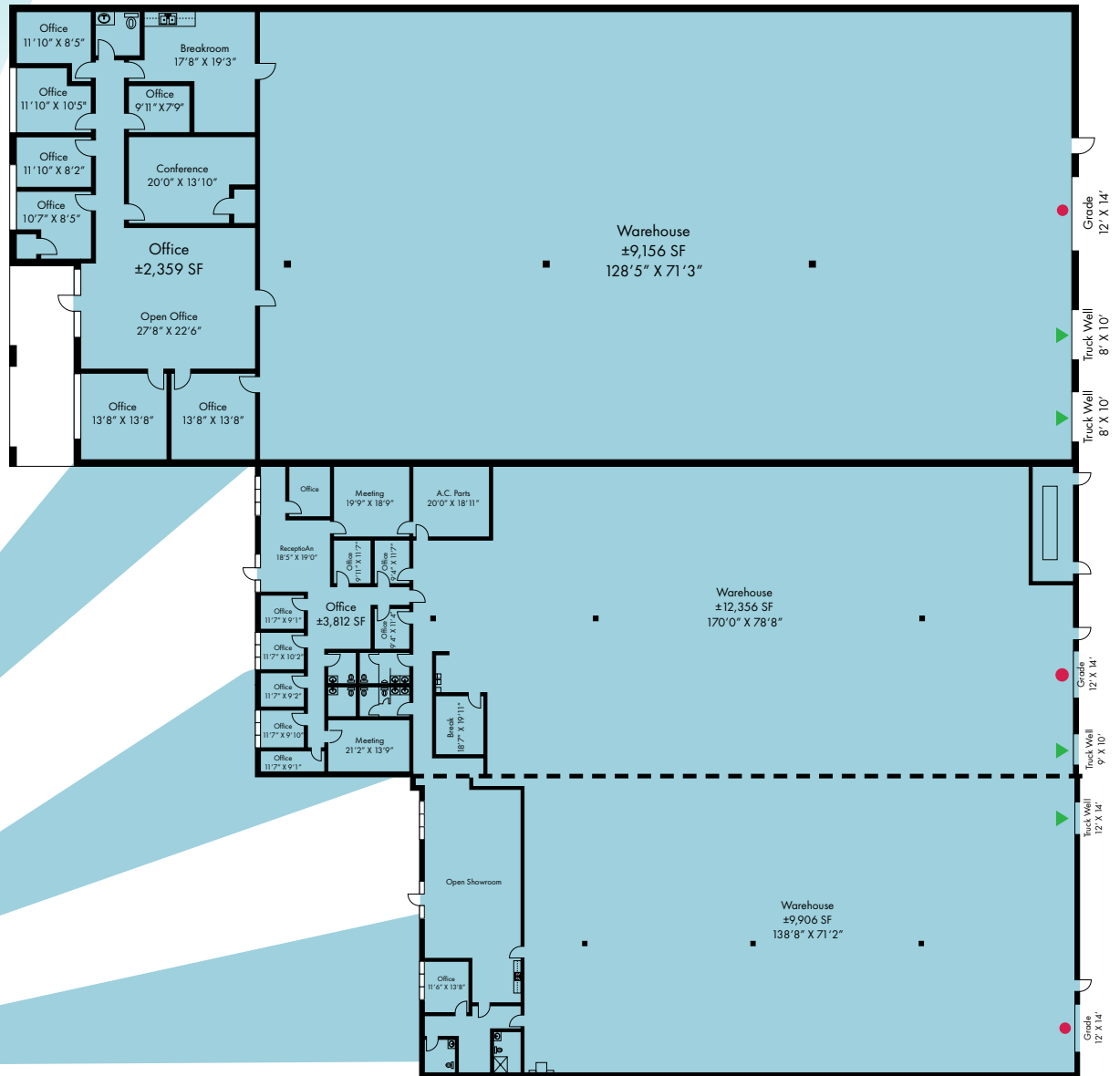
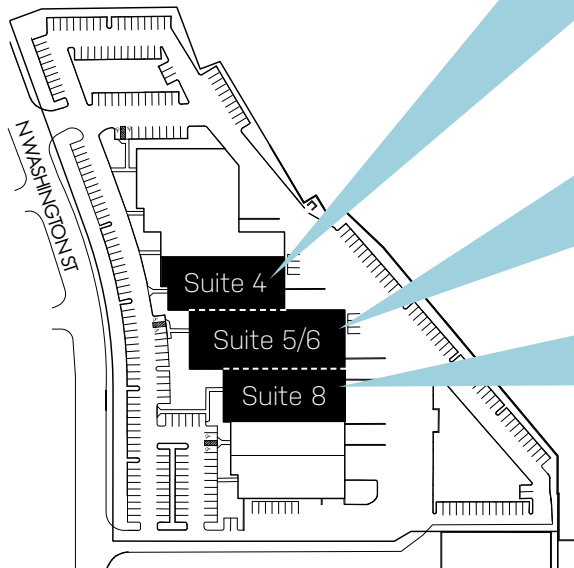


Not to scale
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AVAILABLE SPACE

- Suites 4-8
- ±40,939 SF
- ±7,912 SF office
- 3 grade level loading doors
- 4 truck wells



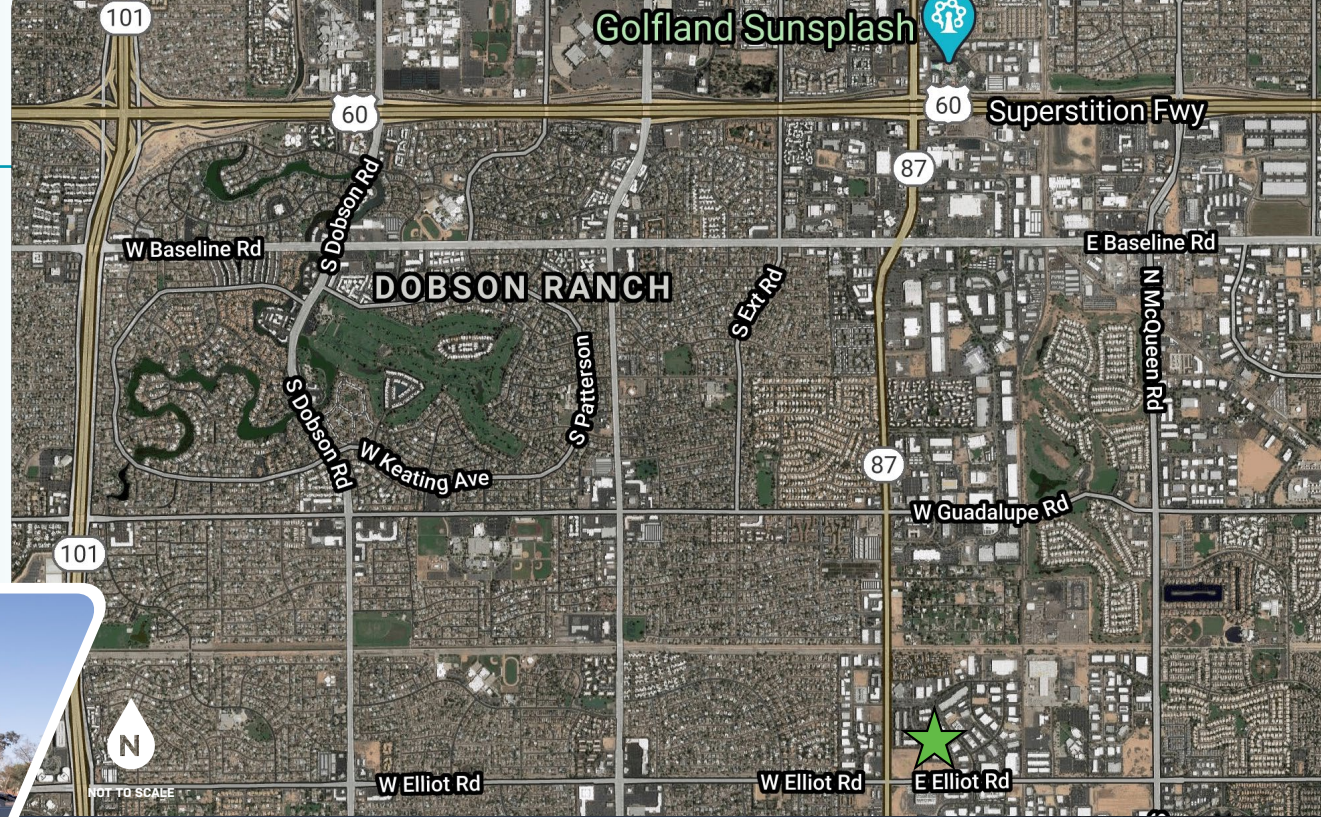
*Contiguous to ±40,939 SF

- 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

NXP



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