



FOR LEASE | FLEX-INDUSTRIAL & OFFICE SPACE

SANTAN DOBSON BUSINESS PARK

2225 W Pecos Rd, Chandler, AZ 85224

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



coberealestate.com

FOR LEASE | FLEX-INDUSTRIAL & OFFICE SPACE

Santan Dobson Business Park

2225 W Pecos Rd, Chandler, AZ 85224



PROPERTY SUMMARY

Suite Available: Suite 2: 3,006 SF
Suite 4: 3,337 SF

Lease Rate: \$1.60 SF/month (NNN)

Year Built: 2005

Zoning: PAD

Cross Streets: West Pecos Road & Dobson Rd

PROPERTY OVERVIEW

Located in the San Tan Dobson Business Park, this **3,337 SF built-out industrial office** offers **direct access to Loops 101 and 202** with **strong visibility from Loop 202**, in the heart of Chandler's employment corridor near major employers, hospitals, retail, and hotels. The property is minutes from Chandler Fashion Center and Chandler 101 and benefits from 28,700 VPD along Pecos Road. Additional features include a **35' deep fenced yard** and building signage.

PROPERTY HIGHLIGHTS

- **Suite 2 Includes:** 5 Offices, Reception, Conference Room, Kitchenette, Restroom, Warehouse, 16' Roll-Up Door, 19' Clear Height, and 35' Deep Fenced Yard
- **Suite 4 Includes:** 2 Offices, Bull Pen, Two Restrooms, Conference Room with Kitchenette, 16' Roll-Up Door; 19' Clear Height, and 35' Deep Fenced Yard
- Tilt Up Construction
- Building Signage Available
- **Direct Freeway Access to Loops 101 & 202 with 202 visibility**

TJ Zaharis | Partner & Designated Broker

O: 480.610.2400 C: 480.628.6363

tj@coberealestate.com

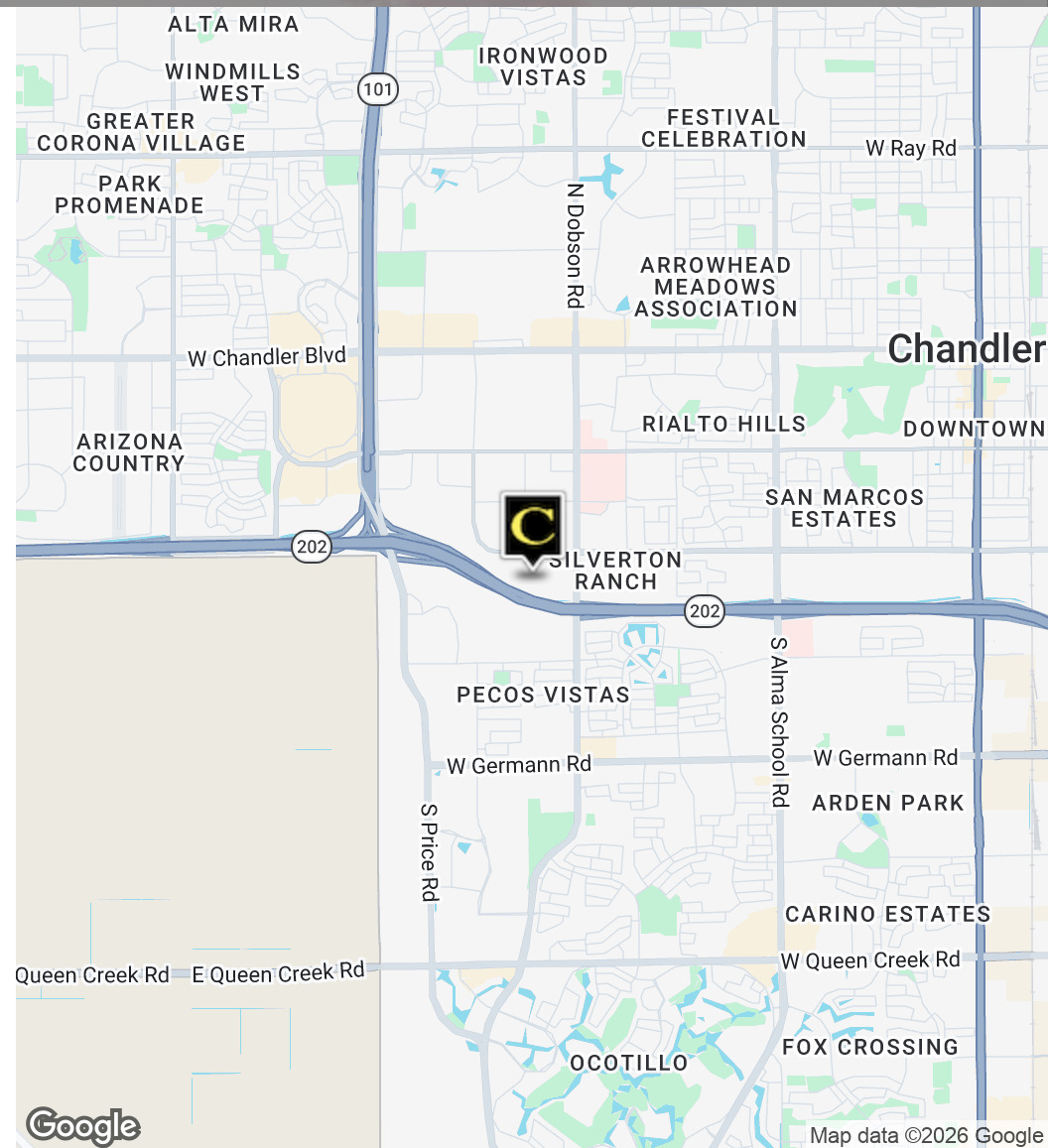
www.coberealestate.com



FOR LEASE | FLEX-INDUSTRIAL & OFFICE SPACE

Santan Dobson Business Park

2225 W Pecos Rd, Chandler, AZ 85224



TJ Zaharis | Partner & Designated Broker

O: 480.610.2400 C: 480.628.6363

tj@coberealestate.com

www.coberealestate.com



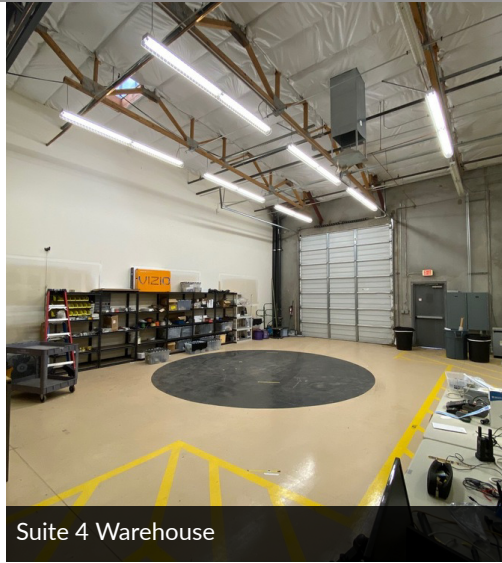
FOR LEASE | FLEX-INDUSTRIAL & OFFICE SPACE

Santan Dobson Business Park

2225 W Pecos Rd, Chandler, AZ 85224



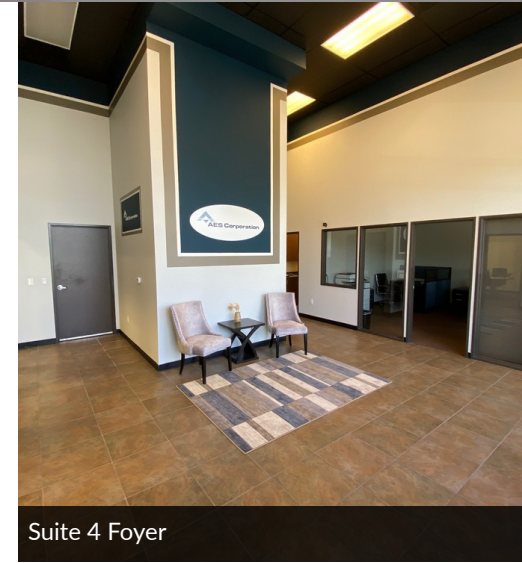
Suite 4 Warehouse



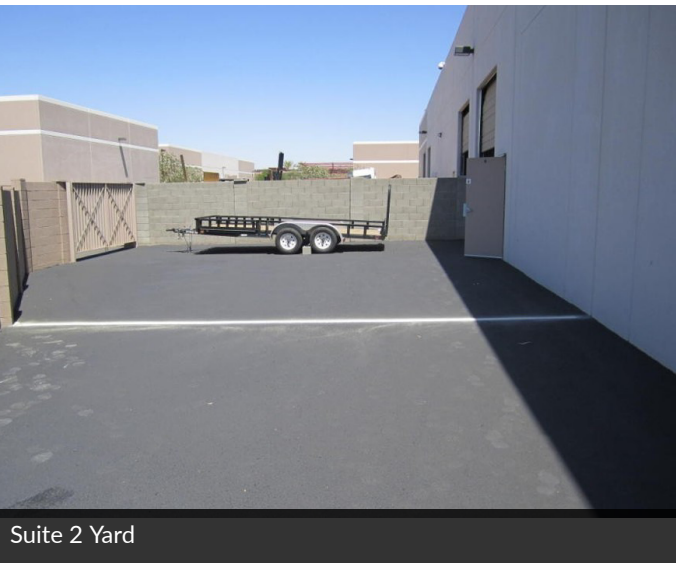
Suite 4 Warehouse



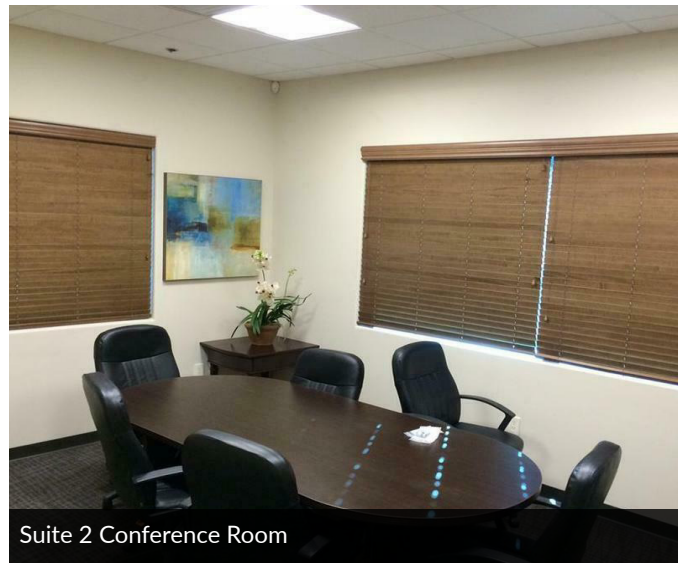
Suite 4 Conference Room



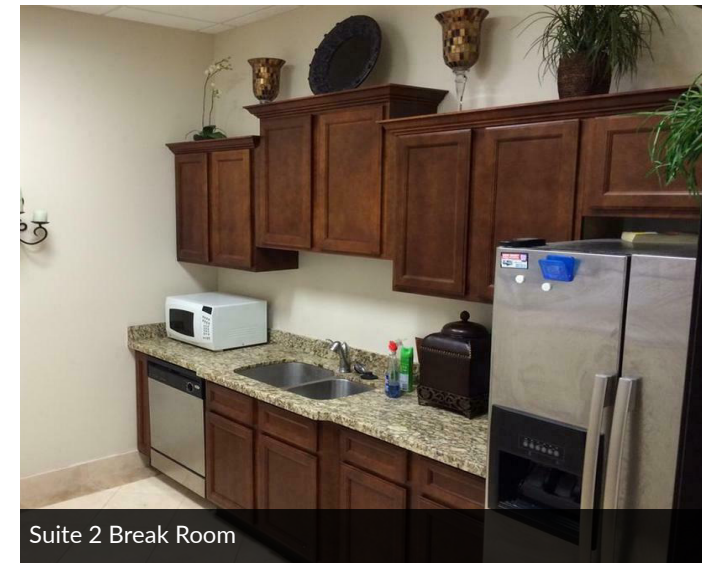
Suite 4 Foyer



Suite 2 Yard



Suite 2 Conference Room



Suite 2 Break Room

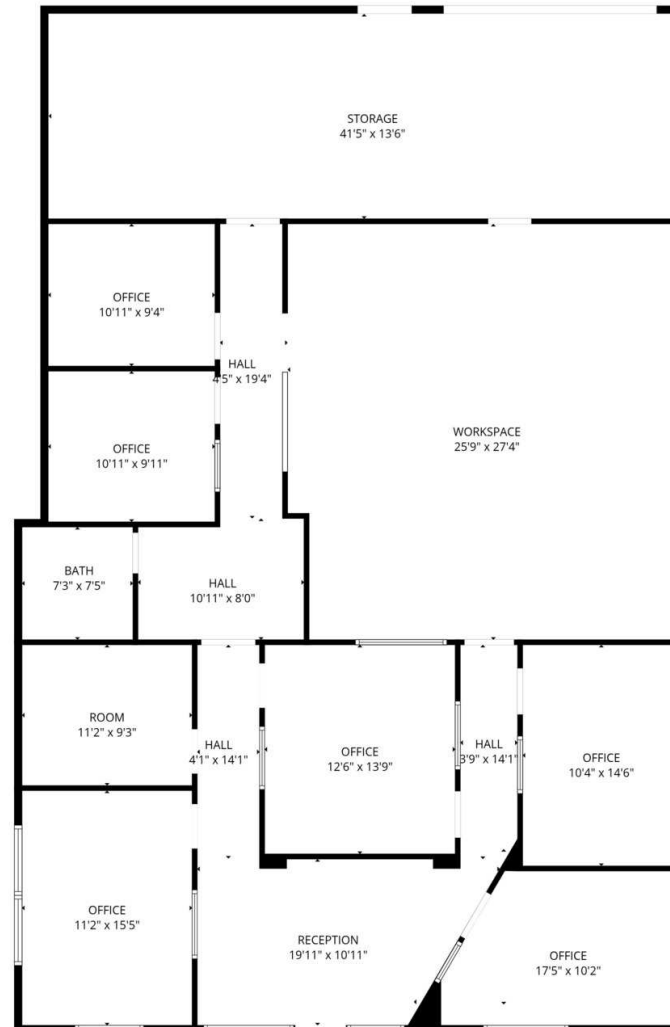
TJ Zaharis | Partner & Designated Broker
O: 480.610.2400 C: 480.628.6363
tj@coberealestate.com
www.coberealestate.com



FOR LEASE | INDUSTRIAL

Industrial Property in Chandler

2225 W Pecos Rd, Chandler, AZ 85224



SUITE 2

Floor Plan Measurements are Approximate

TJ Zaharis | Partner & Designated Broker
O: 480.610.2400 C: 480.628.6363
tj@coberealestate.com
www.coberealestate.com



Santan Dobson Business Park

2225 W Pecos Rd, Chandler, AZ 85224

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,636	95,954	233,423
Average Age	35.3	33.3	35.2
Average Age (Male)	35.4	32.4	34.2
Average Age (Female)	35.0	34.1	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,557	36,783	89,243
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$90,997	\$81,113	\$85,753
Average House Value	\$381,494	\$321,089	\$310,127

2020 American Community Survey (ACS)

