

FOR LEASE

7300

WEST BOSTON STREET



CHANDLER, AZ

CBRE

PROPERTY HIGHLIGHTS



±38,651 SF
AVAILABLE
(15,650 SF OFFICE)



BLDG: ±73,953 SF
LAND: ±6.04 ACRES



±19,419 SF
EVAP COOLED WAREHOUSE
(A/C POTENTIAL)



24' CLEAR HEIGHT



7 DOCK DOORS



PROXIMITY TO THE
LOOP 101, LOOP
202, I-10 AND US
60 FREEWAYS



13 MINUTES
FROM SKY HARBOR
INTERNATIONAL
AIRPORT



AMPLE
PARKING



EXCESS LAND
±0.85 ACRES (PARKING
OR STORAGE)



SECURE, FENCED,
PAVED YARD



RENTAL RATE
\$1.39/SF NNN



GILA RIVER INDIAN RESERVATION



ESTRELLA MOUNTAINS



PHOENIX SOUTH MOUNTAIN PRESERVE



LIV AHWATUKEE
±458 UNITS

CLEARWATER
AHWATUKEE
±137 UNITS

KOHL'S

CVS

DISCOUNT TIRE

Wendy's

McDonald's

EMERALD SUITES

7300

WEST BOSTON STREET



±77,932 VPD



BOSTON STREET

MK
TECH CENTER



SOUTHGATE DRIVE



Bashas'
DISTRIBUTION CENTER

54TH STREET



CHANDLER BOULEVARD
±28,060 VPD

GB INVESTMENTS
PROPOSED INDUSTRIAL

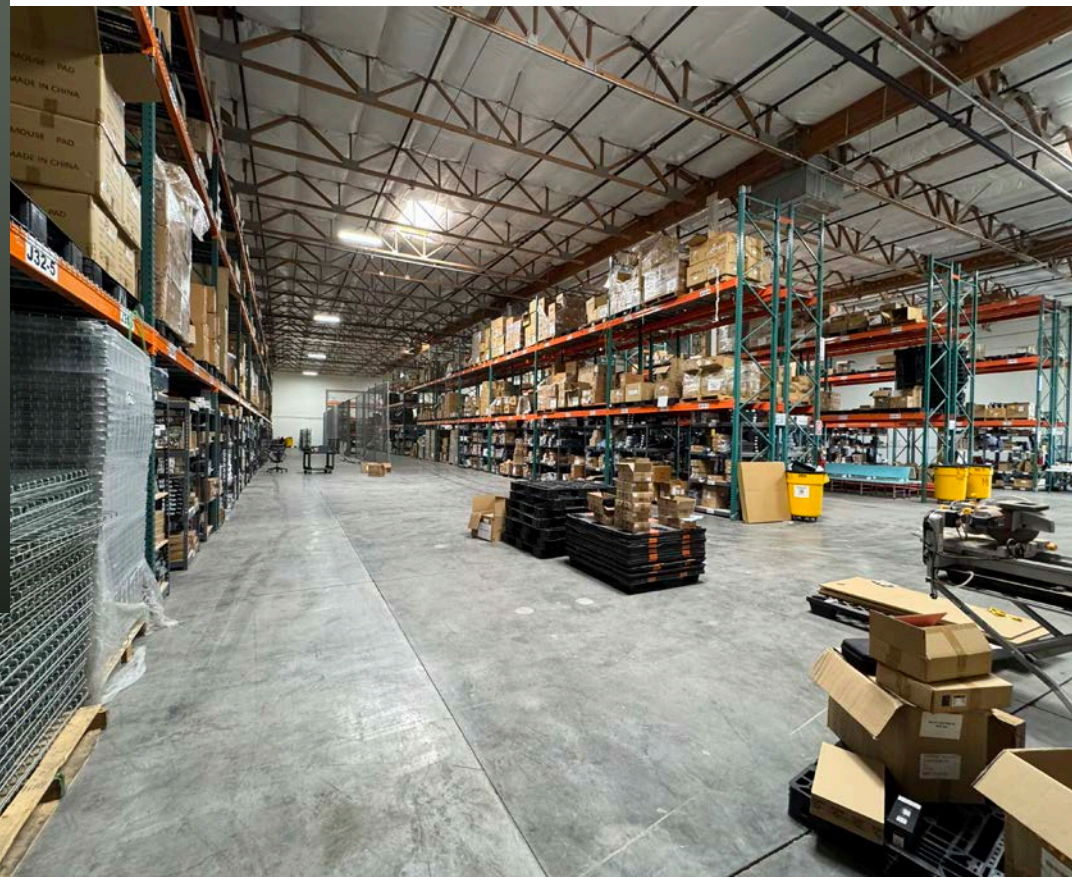
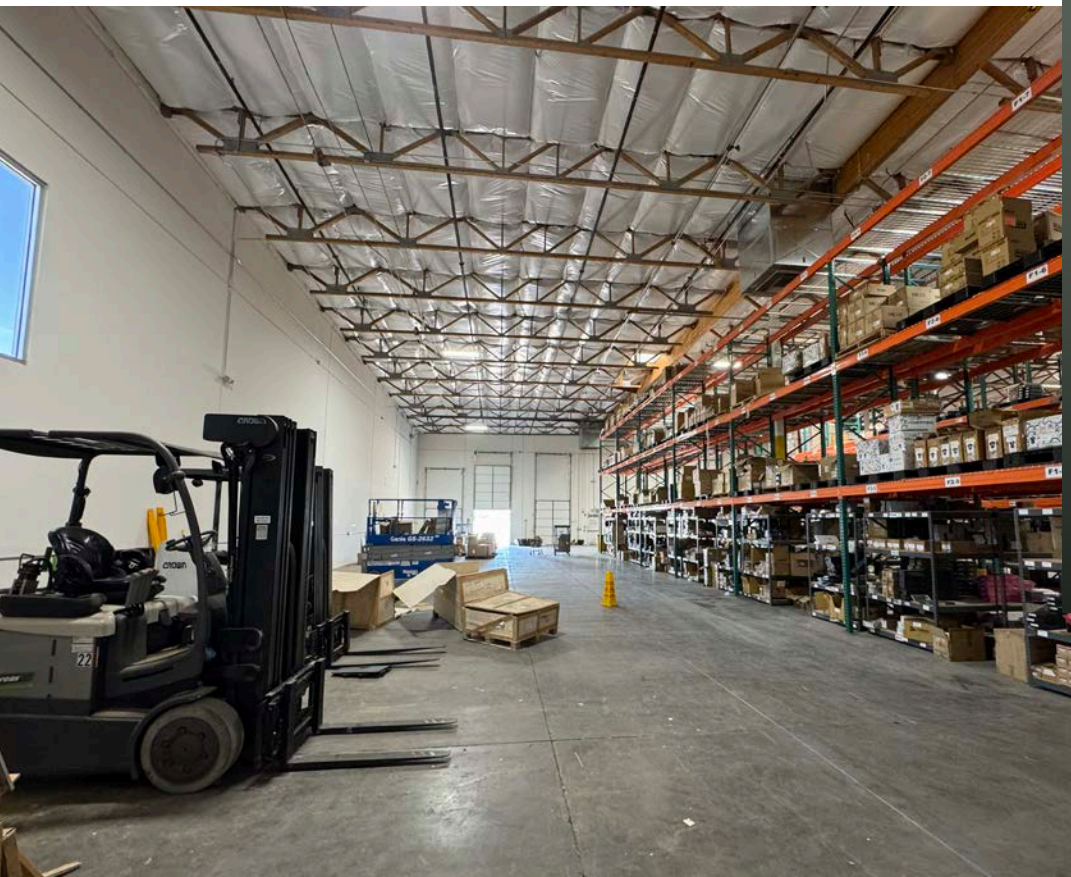




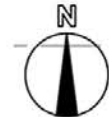
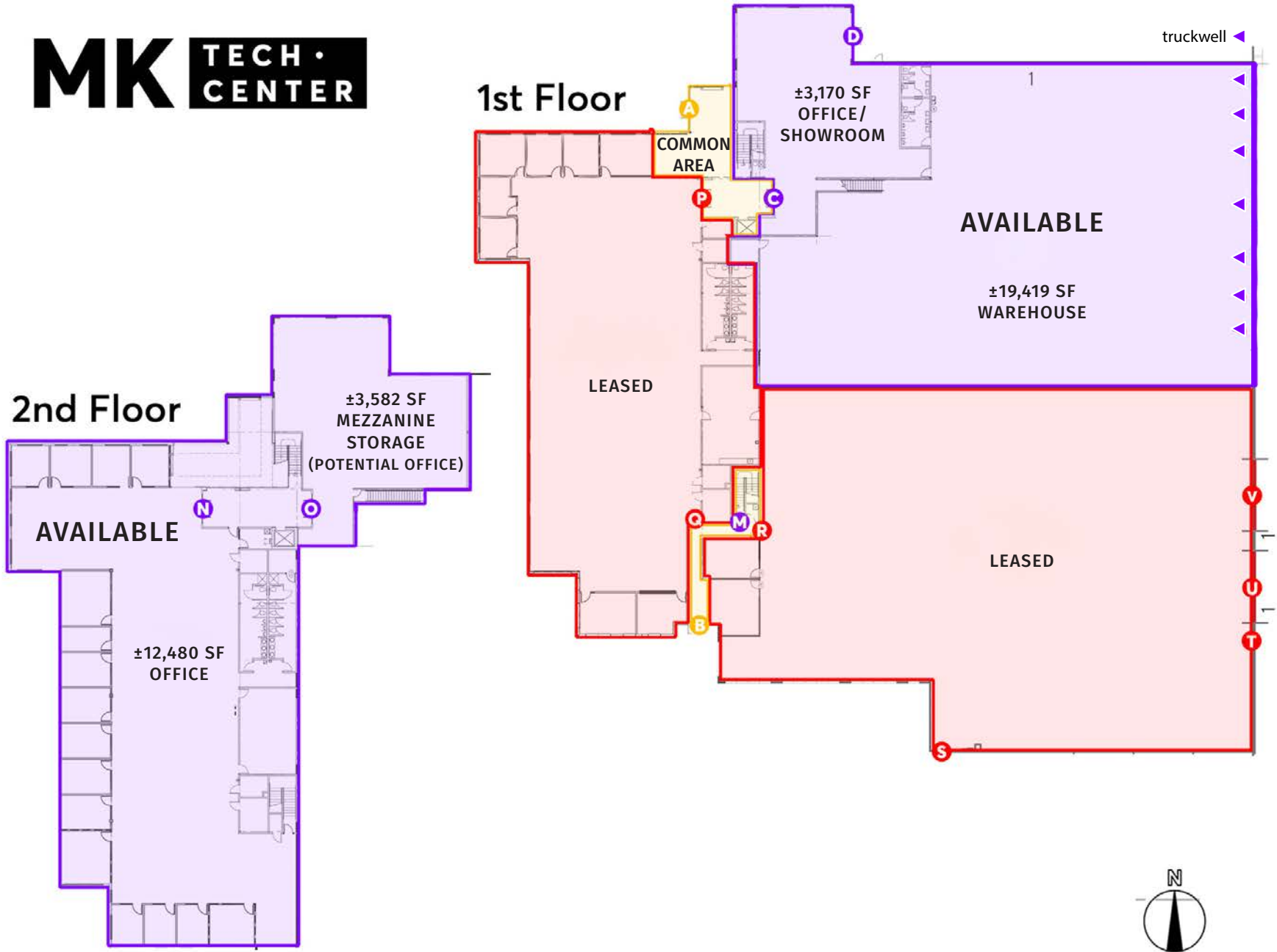
MAIN FLOOR OFFICE/SHOWROOM



2ND FLOOR OFFICE



FLOOR PLAN





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7300

WEST BOSTON STREET

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