

INDUSTRIAL/FLEX SUITES FOR LEASE

CENTREPOINTE BUSINESS PARK

625 E IRIS PL | CHANDLER, AZ 85249

PROPERTY FEATURES

- ±18,137 SF Total Building Size
- **Construction To Be Completed in July 2026**
- 2.38/1,000 SF Parking Ratio
- Multi-Tenant Industrial/Flex Building
- APN# 303-49-970
- POWER: 1600 AMPS, 3 Phase
- ZONING: I-L
- Chandler Strategically Located in Sun Corridor
- Close to I-10 & San Tan 202 Freeways



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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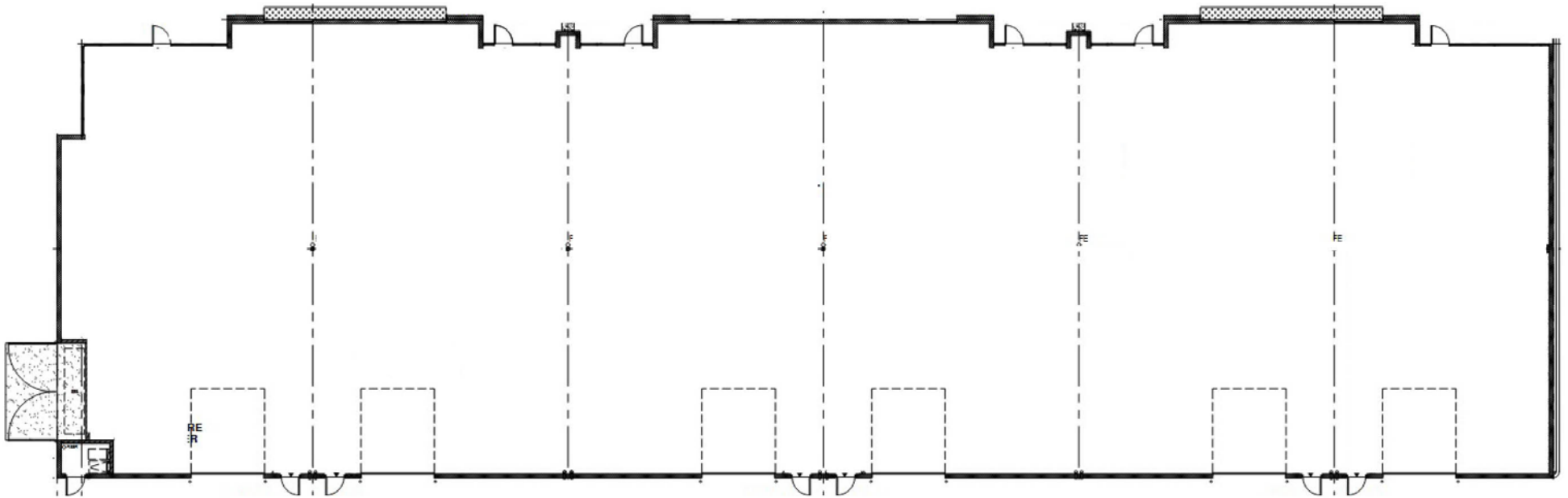
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Availability

SUITE #	SIZE	CLEAR HEIGHT	GL DOORS	LEASE TYPE	ASKING RATE
1	±2,953 SF	16'	1	NNN	\$24.00/SF/YR
2, 3	±6,226 SF	16'	2	NNN	\$24.00/SF/YR
4, 5	±6,226 SF	16'	2	NNN	\$24.00/SF/YR
6	±2,732 SF	16'	1	NNN	\$24.00/SF/YR







LOOP
202

FERGUSON

CHANDLER
MUNICIPAL AIRPORT
- CBD

DEL TACO **DOLLAR TREE**
Burlington **ME Massage Envy**
STAPLES **BOB'S DISCOUNT FURNITURE**
SKECHERS **Walmart**
IN-N-OUT BURGER **5.11**
MATTRESS FIRM **Chick-fil-A**
Harkins THEATRES **Olive Garden**
THE HOME DEPOT **TRANSIT** **BIG TIRES**

E QUEEN CREEK RD

amazon

FedEx

S GILBERT RD

S MCQUEEN RD

SITE

TARGET **SEALED AIR**
Wendy's **PET SMART**
STARBUCKS **Chick-fil-A**
CRUMBL **FIVE GUYS**
ihop **SONOMA VILLAS**
LAPFITNESS **TRANSIT**

LOWE'S **STAPLES**
ROSS DRESS FOR LESS **DOLLAR TREE**
PETCO **BUCK'S**
BIG 5
jiffylube **ACE**
WORTH AUTO PARTS **ONE HOUR PAINTS**

CHANDLER
AZ 1908