

2471 N ARIZONA AVE

CHANDLER, AZ 85225



19,731 SF

Available for Sale

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The Opportunity

A PREMIER FLEX SPACE IN THE HEART OF CHANDLER

2471 N Arizona Avenue is located within Westech 10 Corporate Center, which is a premier industrial project located along Arizona Avenue in Chandler. The building has been converted to an office layout but can be easily converted back to the original design to accommodate flex, industrial and specialty users.

Thoughtfully designed to accommodate a variety of business needs, the space features modern amenities including 100% HVAC, high clear heights, high-capacity-power, fiber, security, outdoor patio, and ample parking - making it an exceptional opportunity in a thriving Chandler market.

- + 19,731 Total SF
- + 1.85 Acres
- + 16'8" Floor Clear Height
- + Sprinkler System



PROPERTY FEATURES

- + Size: 19,731 SF on 1.85 Acres
- + Built: 2007
- + Parking: 5/1,000 SF
- + Clear Height: 16'8"
- + Power: 480Y /277V; 3-Phase; Four-wire 800 Amps
- + 100% HVAC
- + Safety/Usability Features: Sprinkler System; Security System; Fiber Optic cable

CUBICLE/ STUDY DESKS

186 dedicated workstations featuring an open, collaborative environment with 19 private offices.



CONFERENCE ROOM

A sleek, fully equipped space designed for meetings, presentations, and collaboration, featuring modern furnishings and professional AV capabilities.

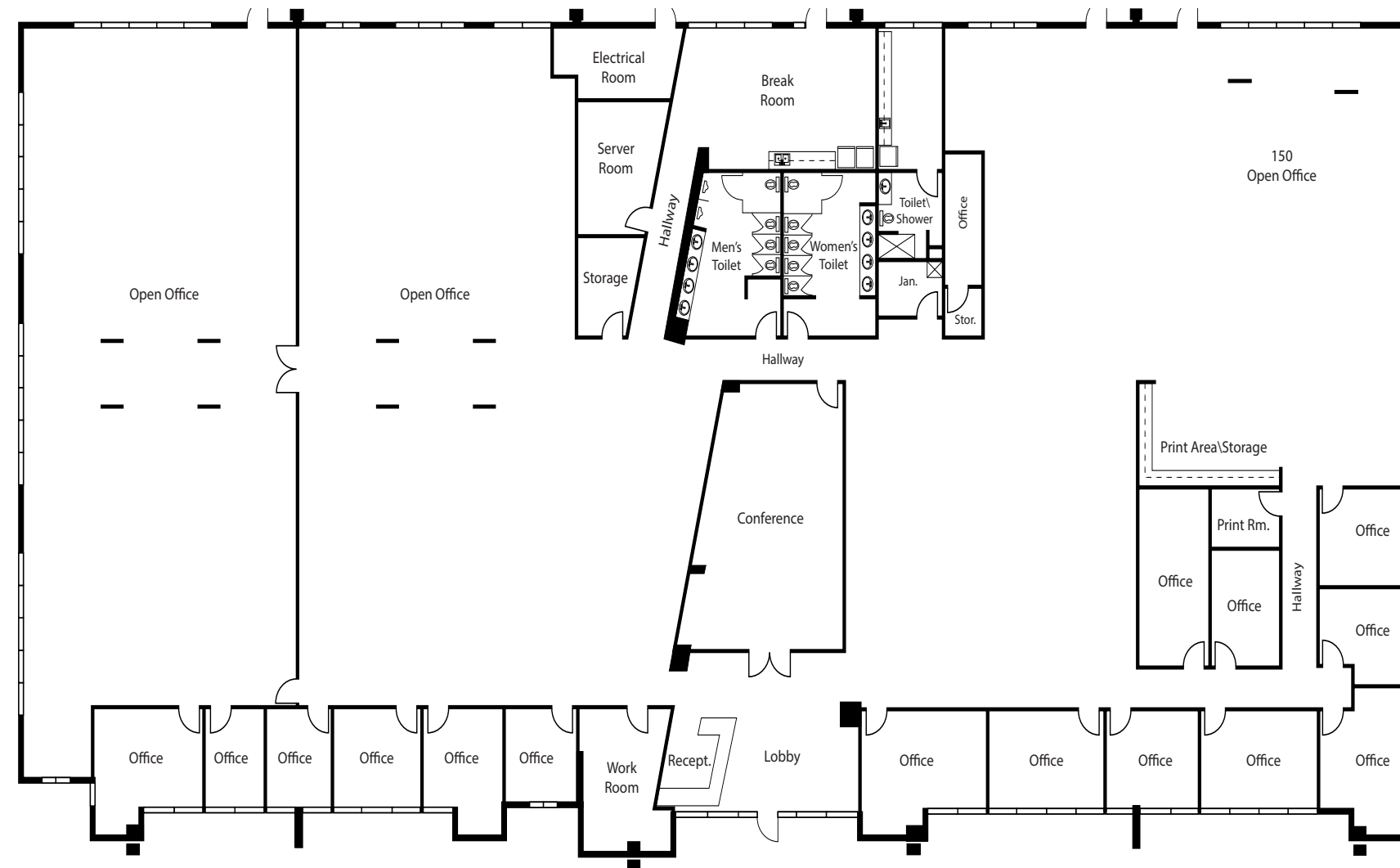


BREAKROOM/ KITCHEN

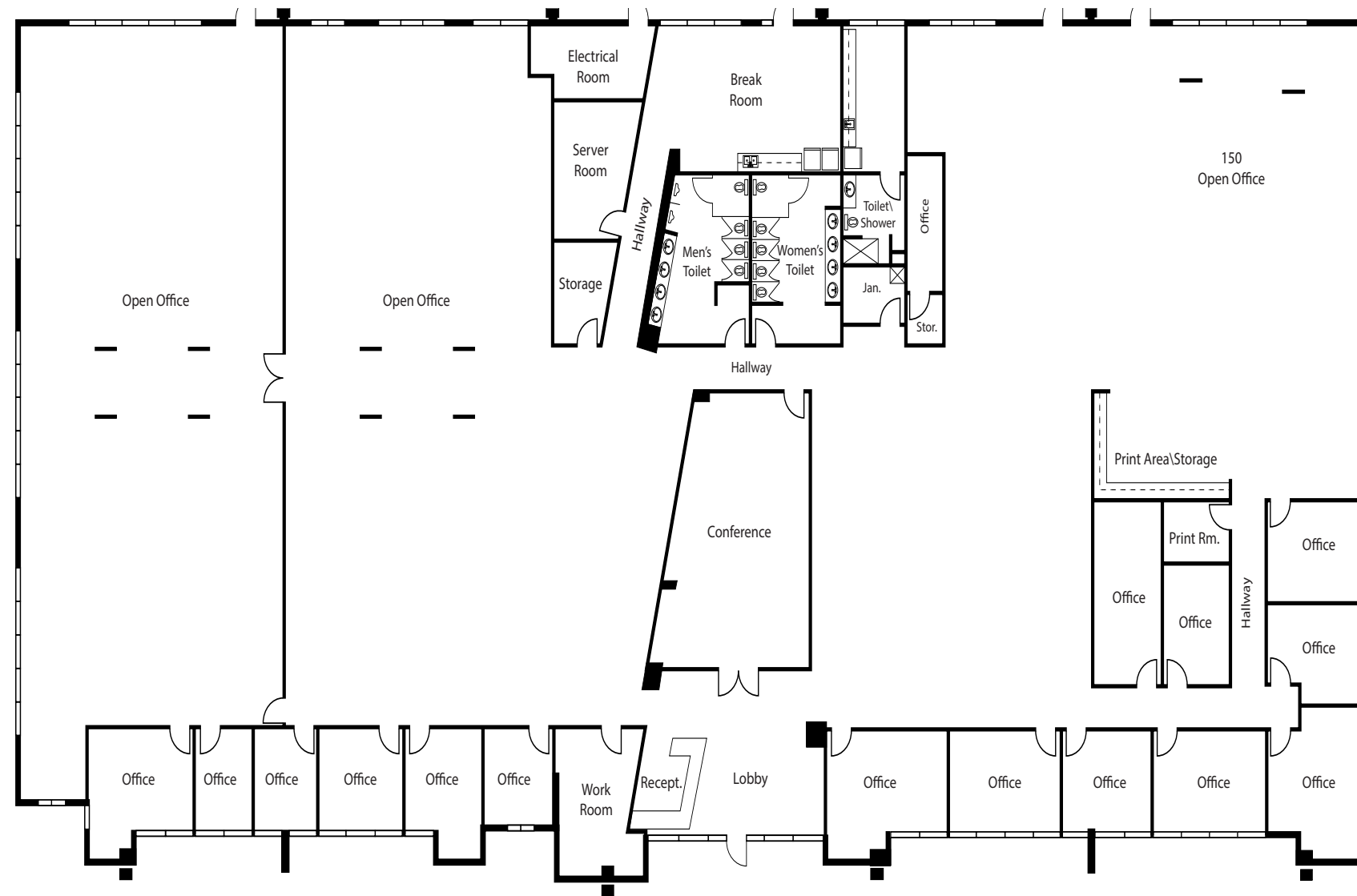
A breakroom that provides a comfortable place to recharge, enjoy meals, and connect informally throughout the day.

Existing Floorplan | 19,731 SF

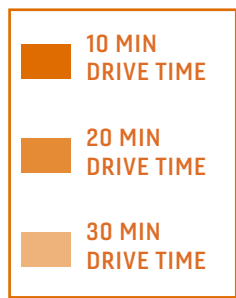
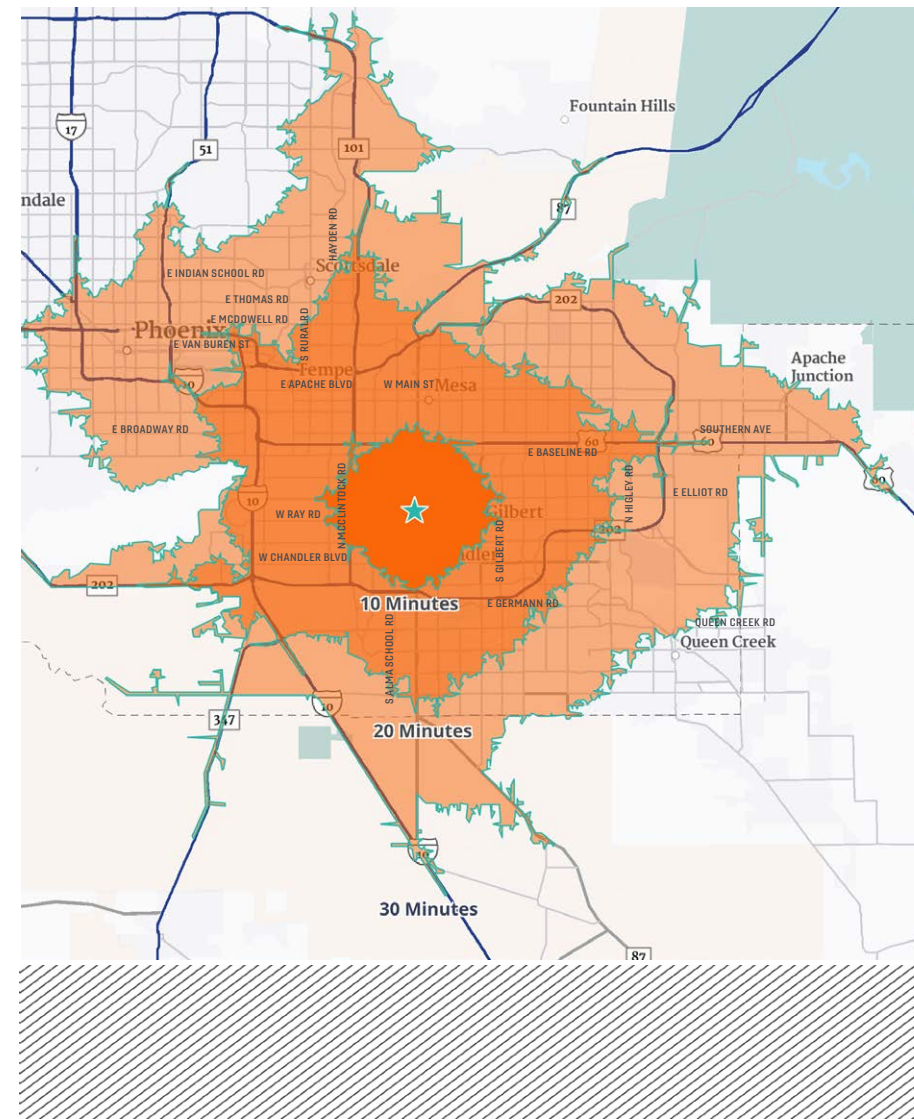
PROPERTY
TOUR



Hypothetical Industrial Conversion



The Heart of Everything



10 minutes
to Loop 101 & US 60 freeways

20 minutes
to Phoenix Sky Harbor Airport

20+
Restaurants
in a 1 mile radius

Demographics

2471 N ARIZONA AVE

| | 2025 Population | Daytime Population | Total Employees | Average HH Income |
|---------|--------------------|-----------------------|--------------------|----------------------|
| 5 Miles | 386,412 | 389,079 | 218,393 | \$122,284 |
| 3 Miles | 136,368 | 144,774 | 85,504 | \$118,513 |
| 1 Mile | 14,466 | 18,511 | 12,917 | \$91,056 |



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