

# Fenced Industrial Land

±2.25 ACRES | AVAILABLE FOR SALE

19013 S ARIZONA AVE, CHANDLER, AZ 85286



**\$3,500,000**  
SALE PRICE

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**COMMERCIAL PROPERTIES INC.**

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# Fully Fenced Industrial Land with Access to Loop 202 Freeway via S Arizona Ave

## AVAILABLE FOR SALE

Boasting IND-2P zoning and identified by parcel number 303-33-018Y, this expansive property provides a versatile foundation for a wide range of industrial applications and future development. The site's fully fenced perimeter delivers immediate security and infrastructure for equipment or fleet storage.

Furthermore, its close proximity to the Chandler Municipal Airport enhances the logistical appeal of the location, presenting an exceptional opportunity for owner-users or investors looking to establish a footprint in a thriving submarket.



## Property Summary

Address	19013 S Arizona Ave Chandler, AZ 85286
Lot Size	±2.25 Acres (±98,010 SF)
Parcel Number	303-33-018Y
Zoning	IND-2P
Sale Price	<b>\$3,500,000</b>

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

## TENANT MIX

### Yard A

Stella Environmental  
 \$13,791.70/Mo  
 Expires April 30, 2028

### Yard B

Corralez Landscaping  
 \$2,800.00/Mo

### Yard C

Jesus Leon  
 \$1,200.00/Mo

### Yard D

Corralez Landscaping  
 \$450.00/Mo

### Yard E

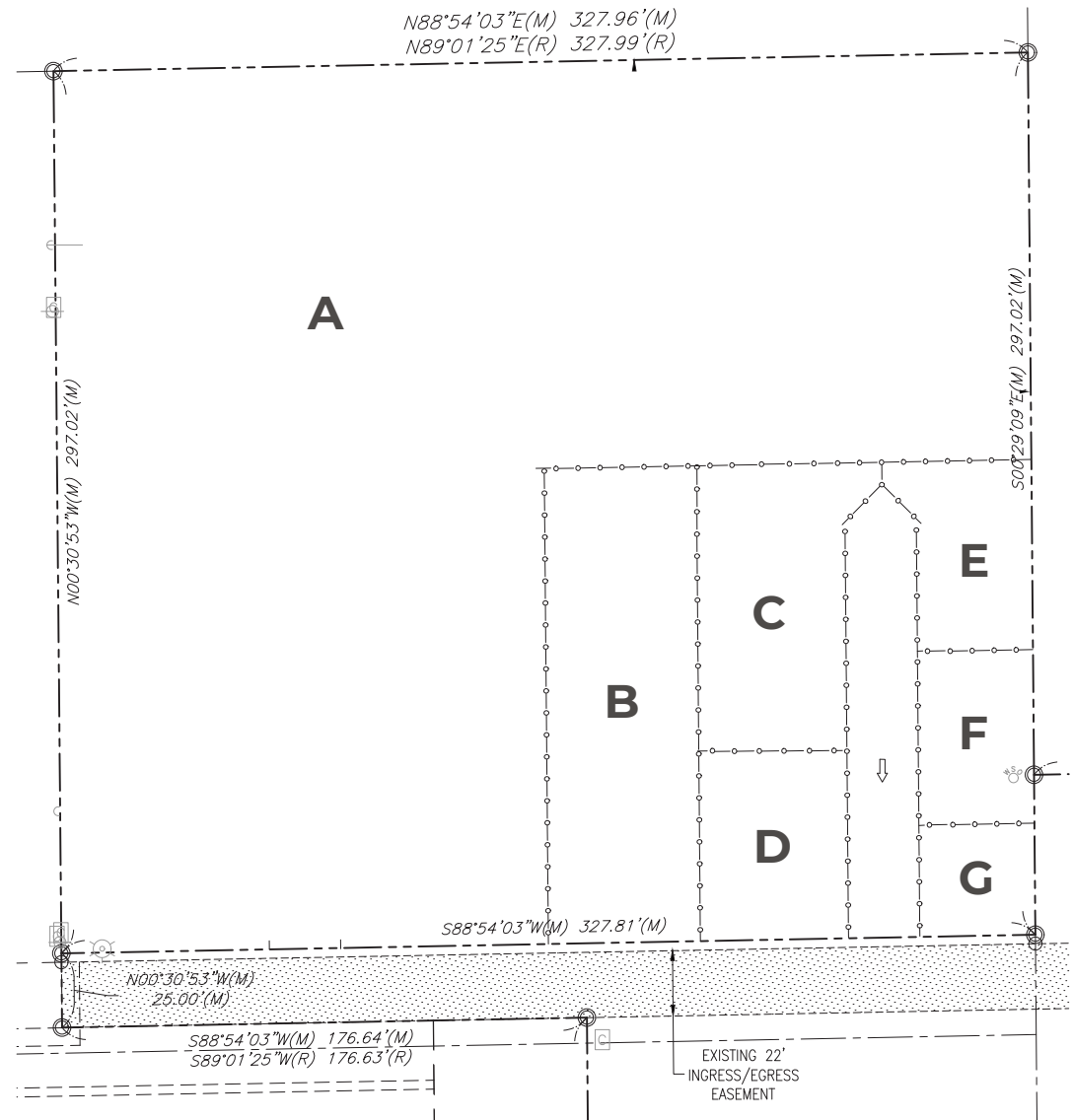
Occupied  
 Est. \$600.00/Mo

### Yard F

Occupied  
 Est. \$650.00/Mo

### Yard G

Occupied  
 Est. \$550.00/Mo



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## TENANT MIX

This conceptual site plan strategically subdivides the lot into

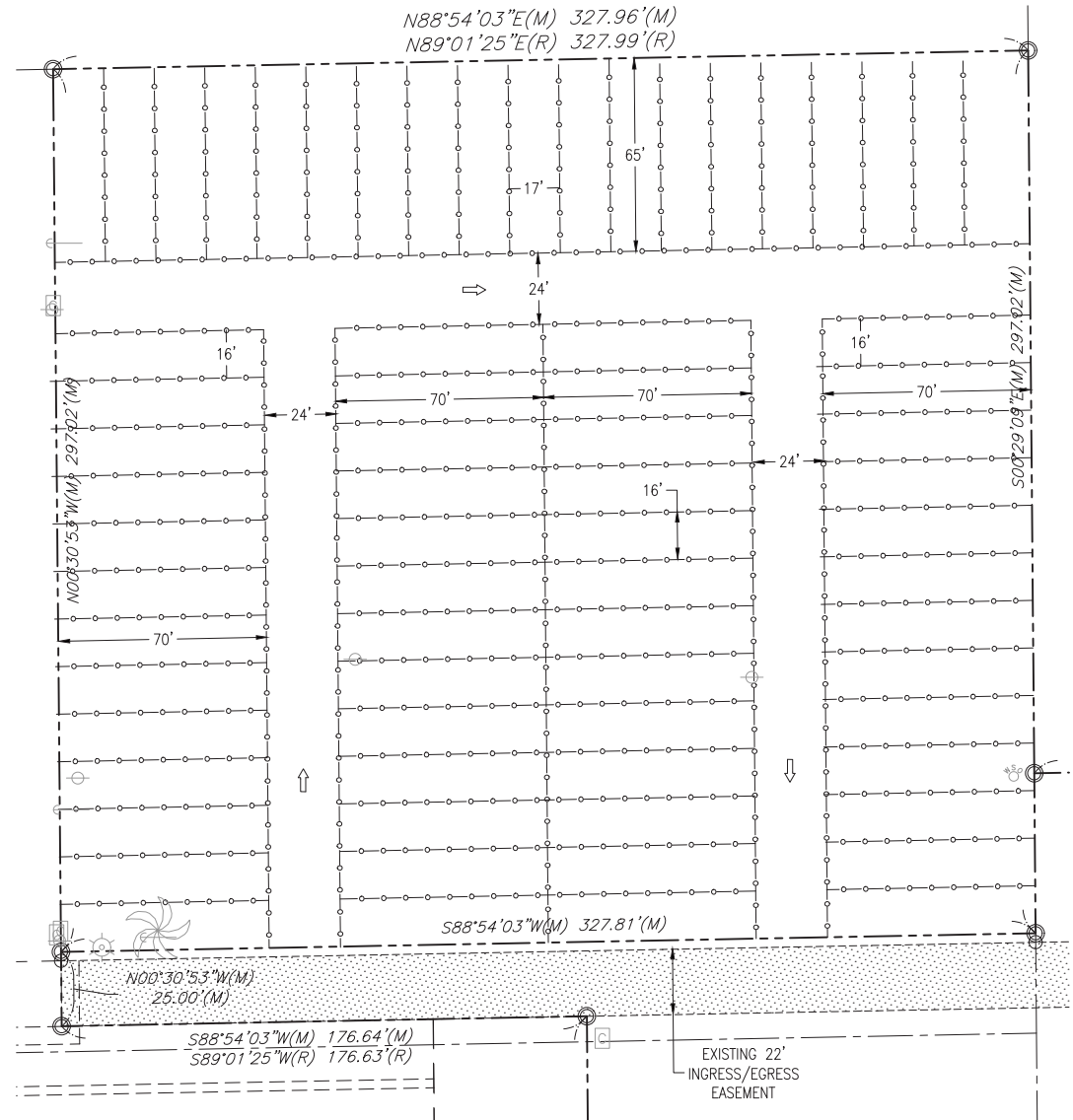
### 71 individual storage yards

significantly increasing the potential aggregate rental income compared to a single-tenant layout. By offering two distinct yard dimensions

### 52 (70' x 16') & 19 (17' x 65')

the property can cater to a diverse mix of tenant requirements, from landscape contractors and material storage to heavy equipment and fleet parking.

The generous 24-foot internal drive aisles ensure seamless maneuverability for large commercial vehicles, making it a highly functional and attractive layout for future occupants.



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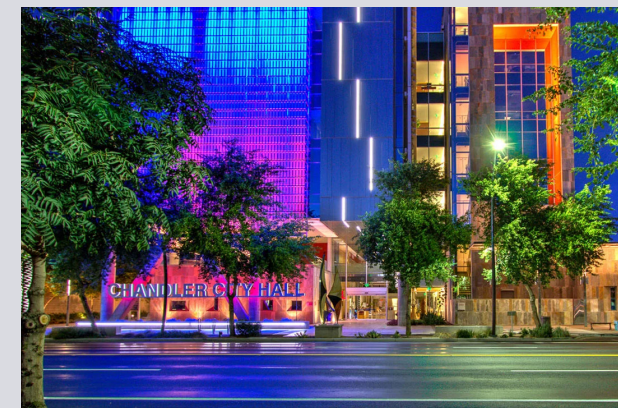
# About Chandler, Arizona

Chandler has a rich history that reflects its dynamic evolution from an agricultural hub to a modern city. The area was originally inhabited by Native American tribes, including the Hohokam, who built extensive canal systems to support farming. In 1891, Dr. Alexander John Chandler, the first veterinary surgeon in the Arizona Territory, purchased 18,000 acres and began studying irrigation engineering to develop the land. He officially founded the townsite in 1912, envisioning a thriving community anchored by the luxurious Hotel San Marcos, which featured the state's first grass golf course. Chandler was officially incorporated in 1920, and while its early economy relied heavily on cotton, alfalfa, and ostriches, today it continues to innovate and support its esteemed reputation as a bustling economic hub in the Phoenix metropolitan area.



Chandler is a premier submarket for advanced manufacturing and tech companies, with a highly educated workforce driving innovation along the acclaimed Price Corridor. It's the perfect place to establish a business, offering unparalleled access to a network of global technology leaders. The dynamic restaurants and retail hubs are just steps away from major industry powerhouses like Intel, Microchip Technology, Northrop Grumman, NXP Semiconductors, and PayPal.

And so much more is coming! New developments are continuously underway, from cutting-edge semiconductor facilities to expanding corporate headquarters. This is where connections and memories are made. Be part of the warm, welcoming, and innovative Chandler atmosphere, where visitors and workforce members enjoy our historic downtown square, vibrant local breweries, and community art. Hike the trails at Veterans Oasis Park. Explore the interactive exhibits at the Chandler Museum. Take in the sunset from a patio in the downtown entertainment district. Watch a famous performance at the Chandler Center for the Arts. Celebrate local heritage at the annual Ostrich Festival. Dozens of special events a year happen right here!

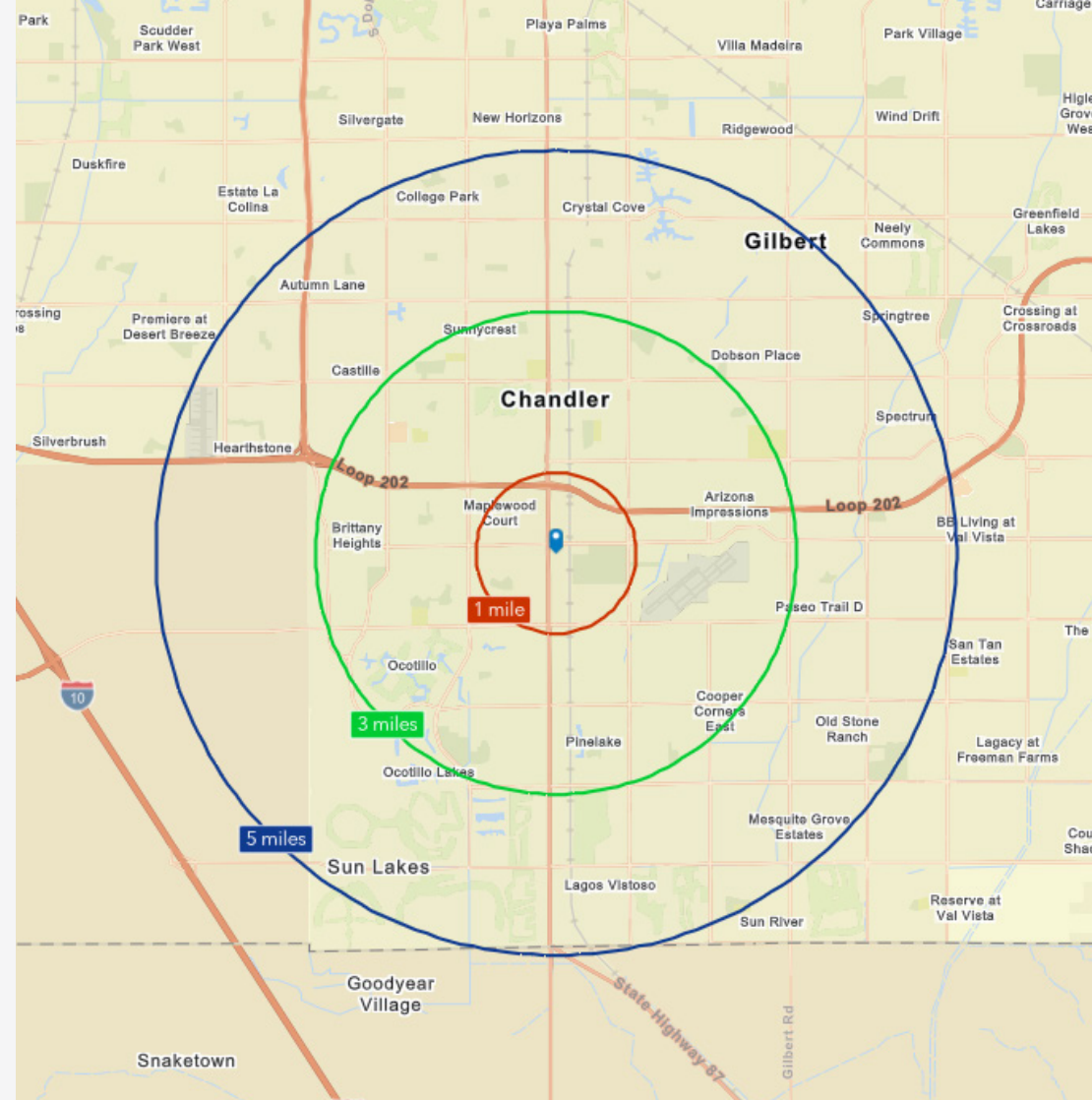


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# Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	8,394	120,752	283,102
Annual Growth 2020 - 2024	2.9%	0.8%	0.6%
2024 Households	2,828	43,482	105,067
Median Age	35.2	36.9	39.7
Bachelor's Degree or Higher	43%	43%	43%
Avg HH Income	\$135,247	\$135,522	\$135,844
Total Consumer Spending	\$111.2M	\$1.6B	\$4B
Daytime Employment	2,922	46,891	107,231
Businesses	439	5,492	11,835
Median Home Value	\$633,050	\$589,278	\$557,365



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