

FOR LEASE

±44,263 SF AVAILABLE

7100 W ERIE ST CHANDLER, AZ



±44,263 SF
INDUSTRIAL / MANUFACTURING



NEW FULLY
SECURED YARD



SOUTHEAST VALLEY
SUBMARKET



0.5 MILES EAST
OF I-10



1200 AMPS
IN-PLACE CAPACITY

MAKE READY COMPLETE!
AVAILABLE FOR LEASE TODAY

RICK COLLINS
(480)-216-8055 (C)
RCOLLINS@ROSSBROWN.COM

PAYTON KRUIDENIER
(480)-695-8688 (C)
PAYTONK@ROSSBROWN.COM

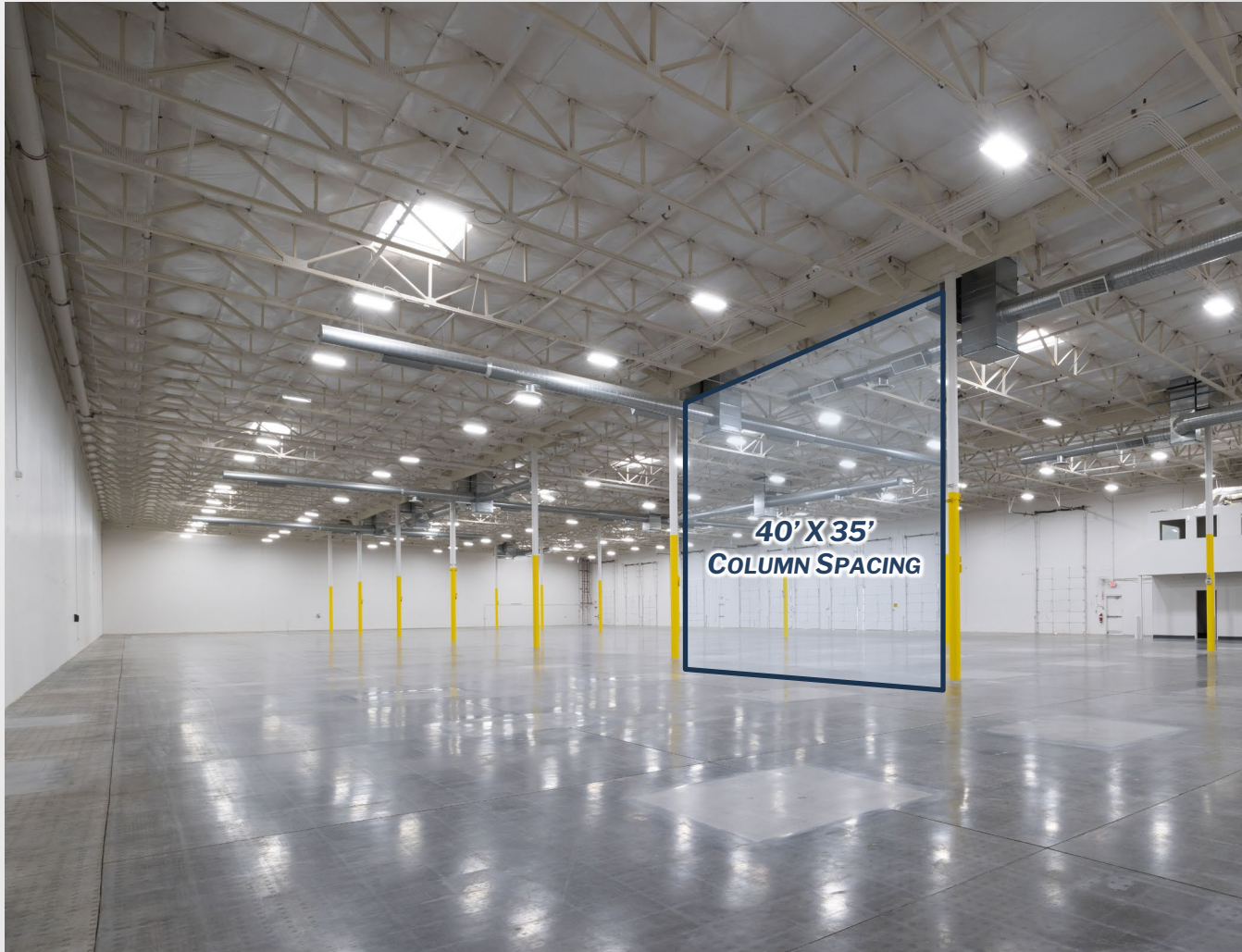
KYLE MCGINLEY
(602)-327-3984 (D)
PAYTONK@ROSSBROWN.COM

 **Stonelake**
CAPITAL PARTNERS

**ROSS
BROWN**
PARTNERS

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±44,263 SF
AVAILABLE

±4,980 SF
Ground Office

±4,926 SF
Mezzanine Office

6
Dock High Doors

5
Grade Level Doors

24'
Clear Height

WET SYSTEM
Pipe Sprinkler System

HVAC
Conditioned Warehouse

LED
LIT WAREHOUSE

1200A
Heavy Power Service

55
Parking Spaces (1.2:1000)

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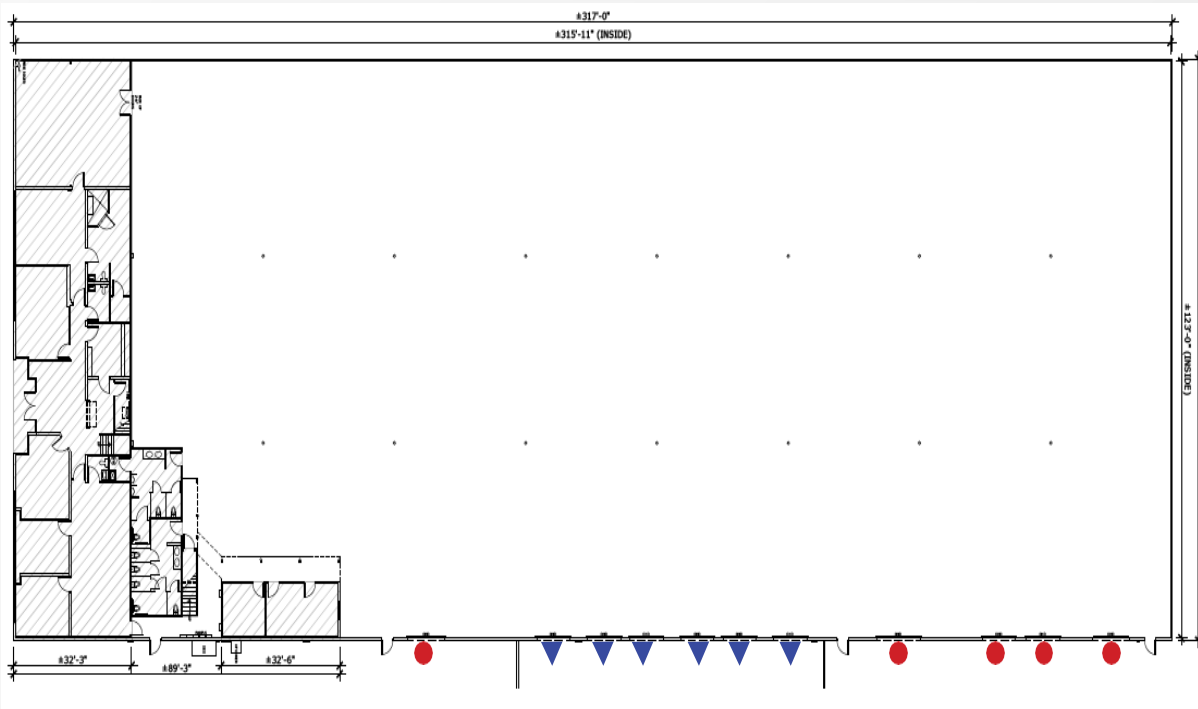


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EXISTING FLOOR PLAN (44,263 SF)



| AREA BREAKDOWN | |
|-------------------|------------------|
| Warehouse | 34,357 SF |
| Office | 4,980 SF |
| Mezzanine Office | 4,926 SF |
| Total Area | 44,263 SF |

- ▲ TRUCKWELL
- GRADE LEVEL DOOR

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt the accuracy, but we do not guarantee it. All information should be verified prior to lease.

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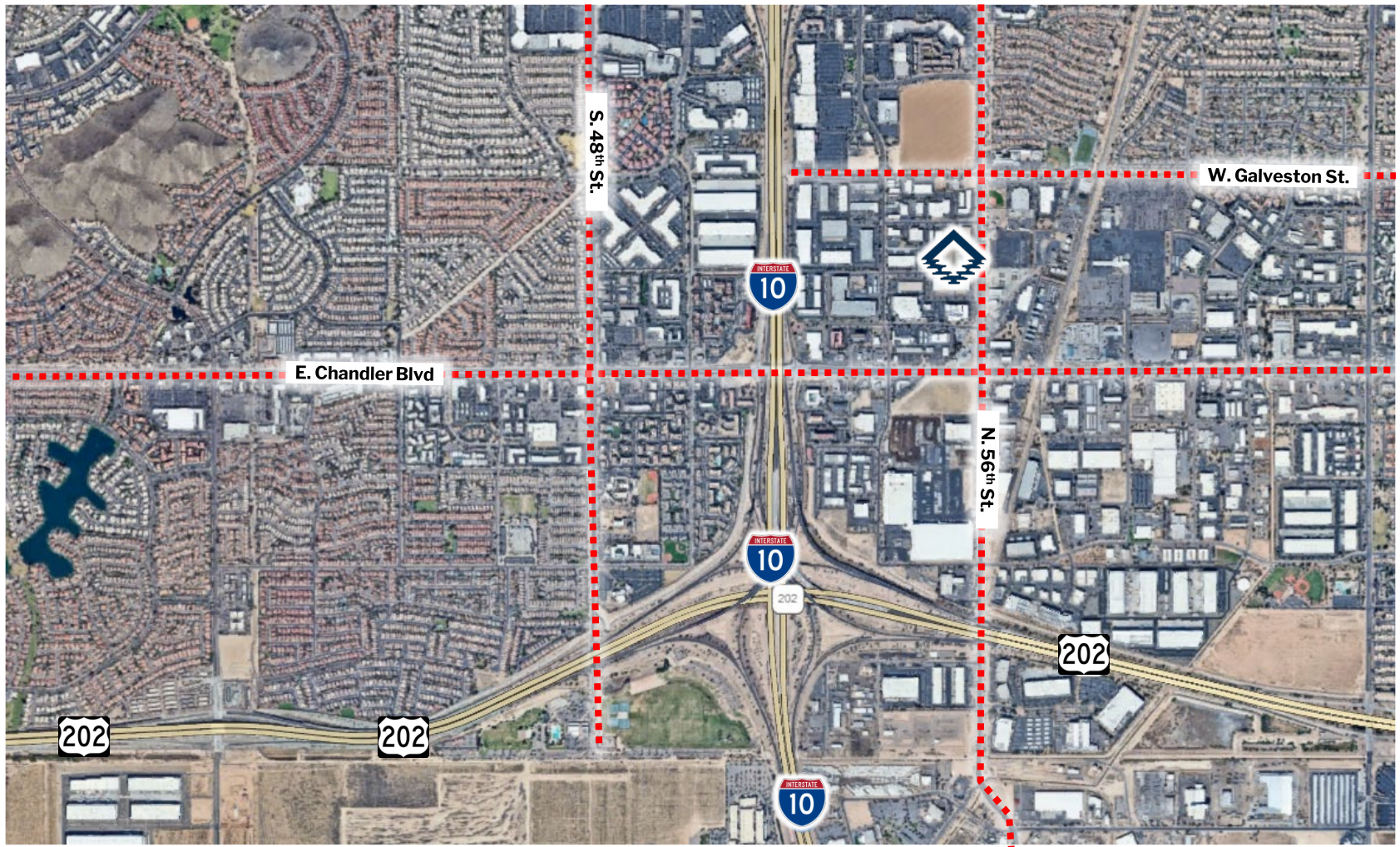
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WEST ERIE ST.

**NEW TPO ROOF
2024**

**EXTERIOR
PAINTING**

**NEW TRUCK
COURT**

DANGER DETECTION

DANGER

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