

# INDUSTRIAL CONDO

6948 W CHANDLER BLVD SUITE 2, CHANDLER, AZ 85226

INDUSTRIAL PROPERTY | FOR SALE



## PROPERTY DESCRIPTION

Introducing a Prime Industrial User or Investment opportunity in Chandler, AZ! This 5,580 SF suite, was built in 2008 and is ideally situated in the thriving Chandler area. Zoned I-1, this property offers a versatile space suitable for a range of Industrial or Retail ventures. Boasting a strategic location and excellent visibility, it presents an enticing prospect for users or investors seeking a high-potential asset in a dynamic market. With its modern construction and ample space, this property is primed to accommodate diverse business concepts and capitalize on the robust demand of the area. Don't miss out on this exceptional opportunity at the heart of Chandler's commercial landscape.

## OFFERING SUMMARY

Sale Price:	\$1,650,000
Building Size:	5,580 SF
Price Per SF:	\$295.70
Zoning:	I-1, Chandler
Year Built:	2008
Clear Height:	20"

**SHANE BENJAMIN**  
480.773.1227  
sbenjamin@citytocitycre.com

**CHRISTOPHER BENJAMIN**  
480.355.2222  
cbenjamin@CITYTOCITYCRE.COM

**citytocity**  
COMMERCIAL

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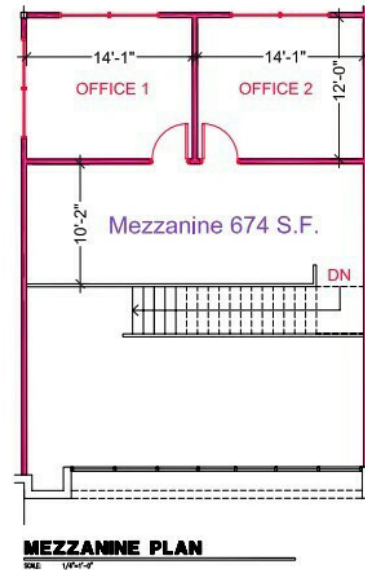
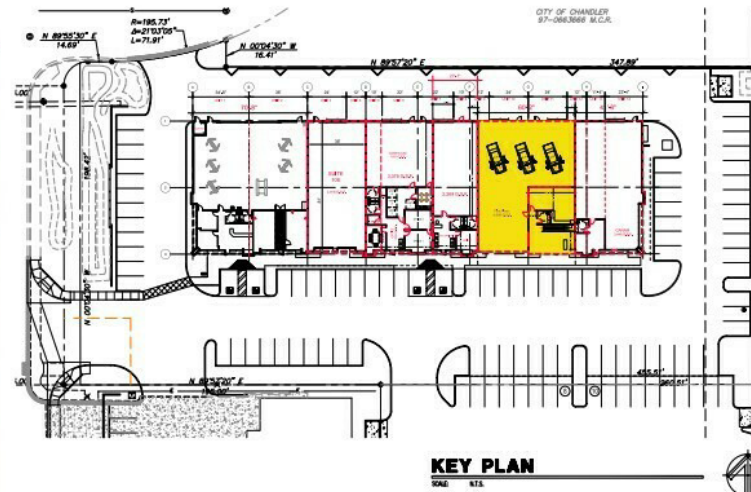
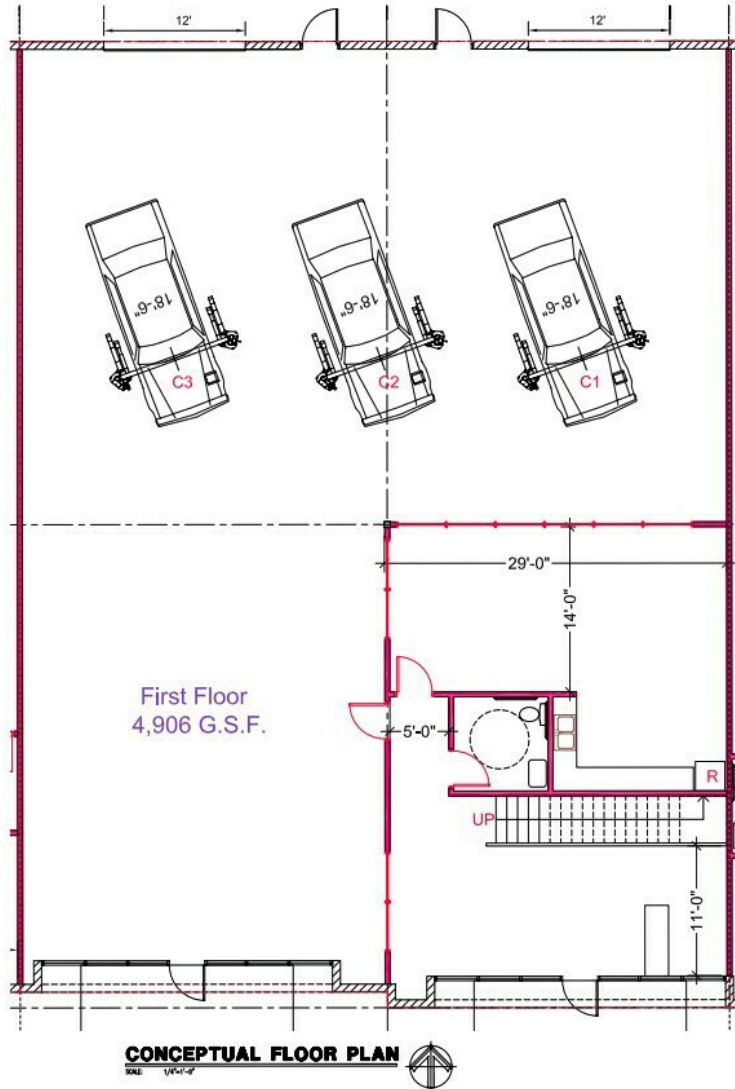
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**SUN STATE BUILDERS**  
 1000 N. GILBERT AVENUE, SUITE 100, CHANDLER, AZ 85226  
 (480) 948-1900

**SUN STATE BUILDERS**  
 WWW.SUNSTATEBUILDERS.COM

**SUITE 102 @ 56th Street & Chandler**  
 SUN STATE BUILDERS

JOB NO. MARKETING  
 DRAWN BY: BELL  
 APPROVED BY: MF  
 DATE: 06.17.11

SHEET NO.  
**F1**

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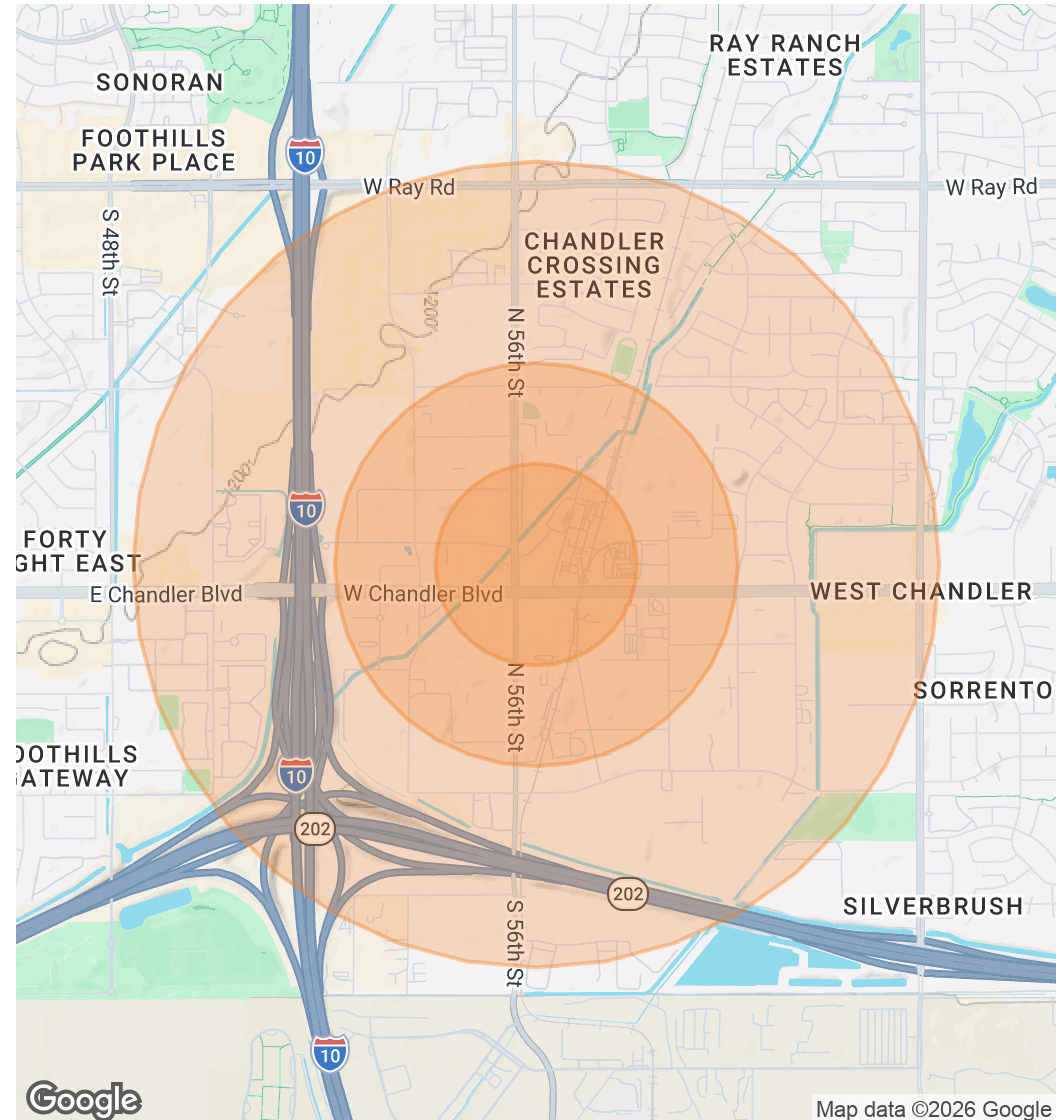
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	281	1,031	5,090
Average Age	36.7	37.1	35.6
Average Age (Male)	33.6	33.9	34.0
Average Age (Female)	41.9	40.1	36.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	119	442	2,396
# of Persons per HH	2.4	2.3	2.1
Average HH Income	\$112,429	\$112,904	\$99,573
Average House Value	\$493,072	\$486,533	\$485,270

2023 American Community Survey (ACS)



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