

# 555 E Queen Creek Rd. Building B

Chandler, AZ 85286

±201,760 SF Sublease Available Through March 31, 2028

**SIGNIFICANTLY BELOW MARKET RENT!**



**POTENTIAL FOR DIRECT DEAL WITH LANDLORD**



# Space Features

- ▶ Building SF |  $\pm 397,280$
- ▶ Total Available SF |  $\pm 201,760$
- ▶ West Office Pod:  $\pm 2,000$  SF, East Office Pod:  $\pm 4,680$  SF
- ▶ Total Office:  $\pm 6,680$  SF
- ▶ Clear Height | 32'
- ▶ Warehouse Cooling | 100% HVAC
- ▶ Dock-High Doors | 32 (6 pit & 27 edge of dock levelers)
- ▶ Grade Level Doors | 7 (12' x 14')
- ▶ Trailer Stalls | 64
- ▶ Van Height Doors | 2
- ▶ LED Lighting
- ▶ Warehouse Insulation | R-38
- ▶ Warehouse Fans | Five (5) Big Ass fans
- ▶ Power | 2,400 amps, 277/480v
- ▶ significant electrical distribution of 110 & 220 outlets
- ▶ Sprinklers | ESFR
- ▶ Water spigots on most speed bay columns
- ▶ Cox Fiber
- ▶ Sublease Expiration | March 31, 2028

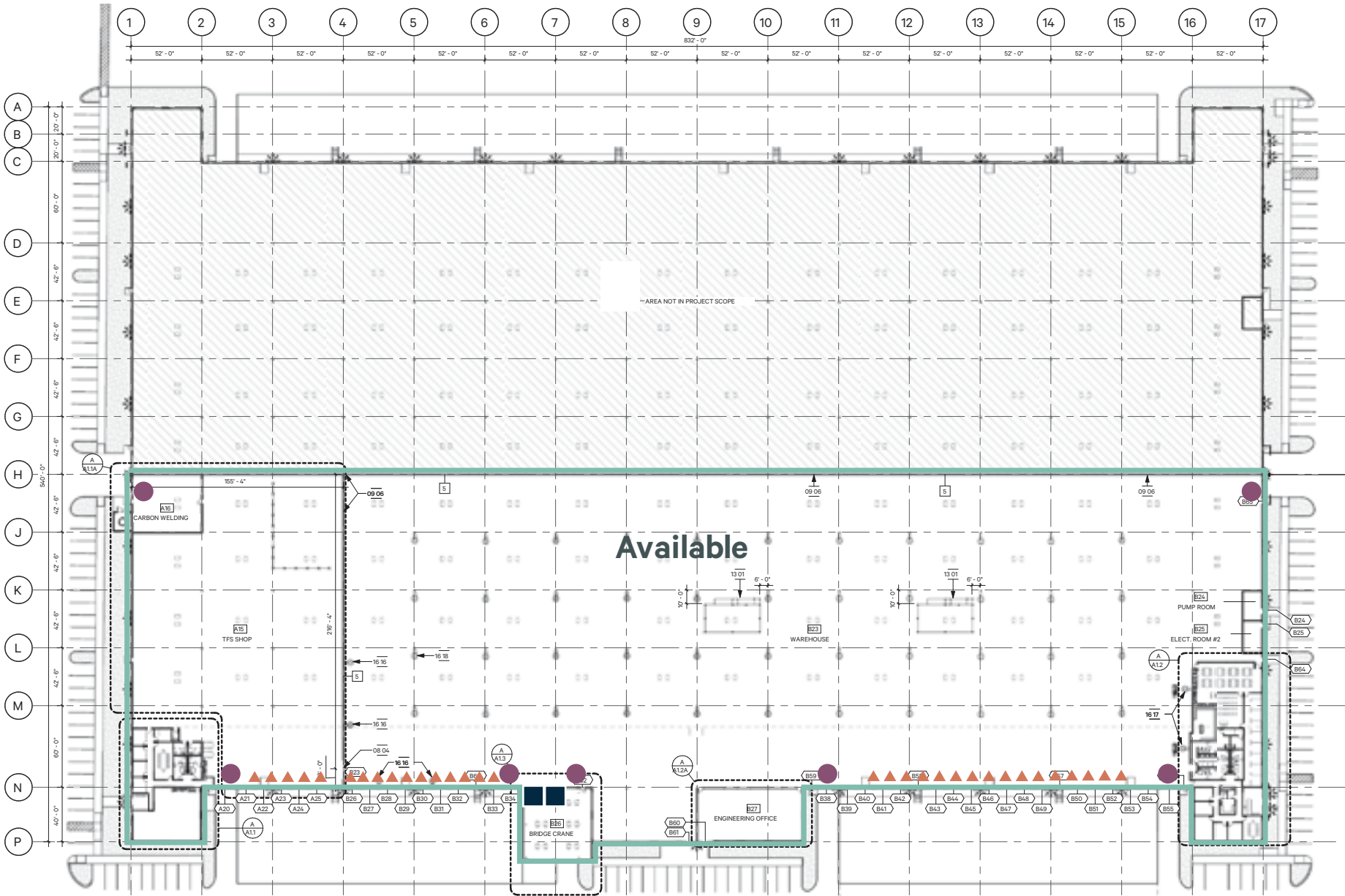
# Floor Plan

- Grade Level Door
- Dock High Door
- Van Height Door



NOT TO SCALE

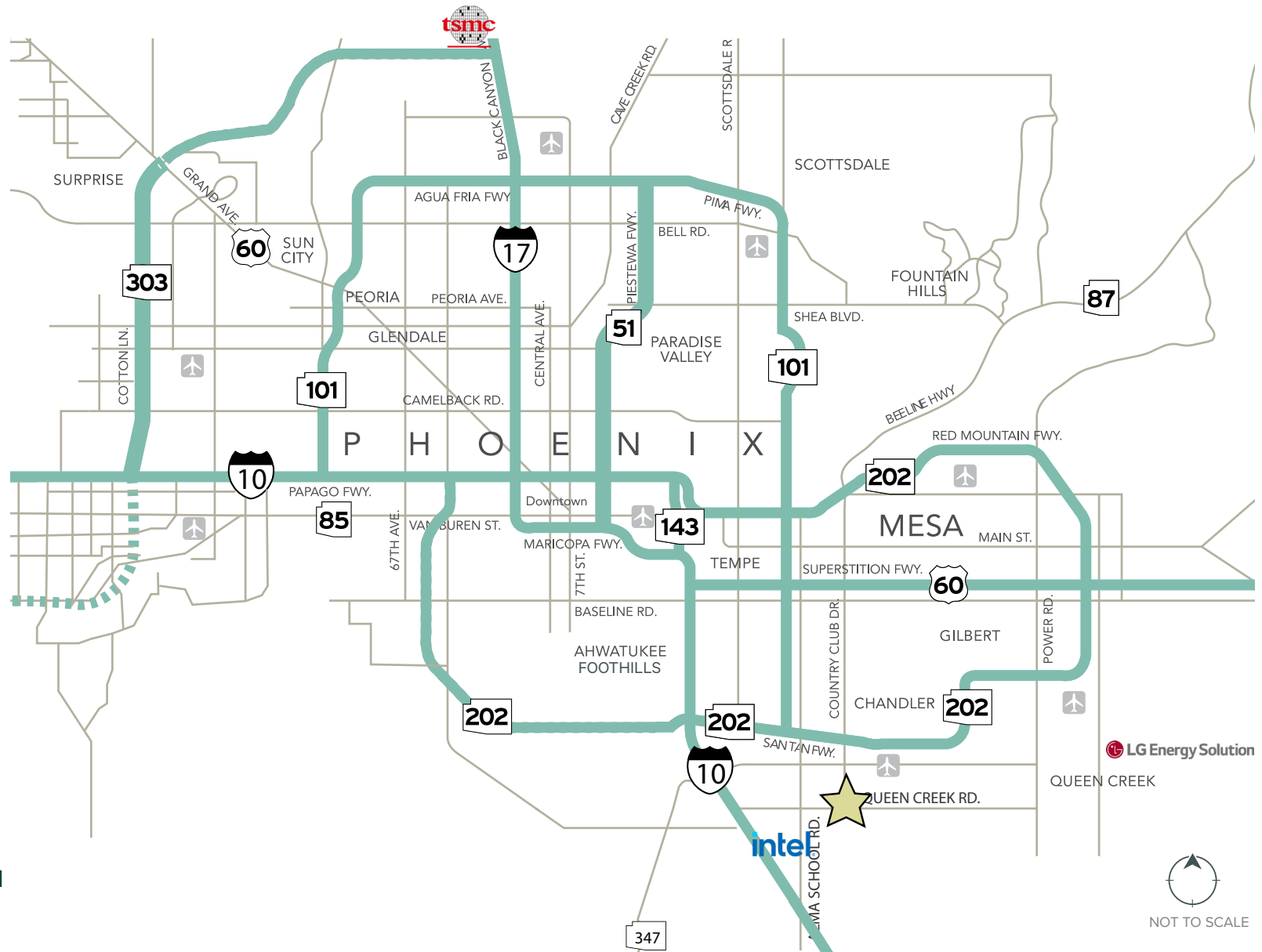
\*All dimensions are approximate



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For Sublease



## CONTACT US

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