

# OWNER/USER OPPORTUNITY

## SINGLE-TENANT INDUSTRIAL BUILDING FOR SALE



**2511 NORTH ARIZONA AVENUE  
CHANDLER, ARIZONA 85225**

**\$3,900,000 SALES PRICE**

**\$295 PER SQUARE FOOT**

**±13,244 SQUARE FOOT BUILDING**

**±0.77 ACRE LOT SIZE**

**Todd Hamilton, SIOR, CCIM**

Managing Partner/Designated Broker

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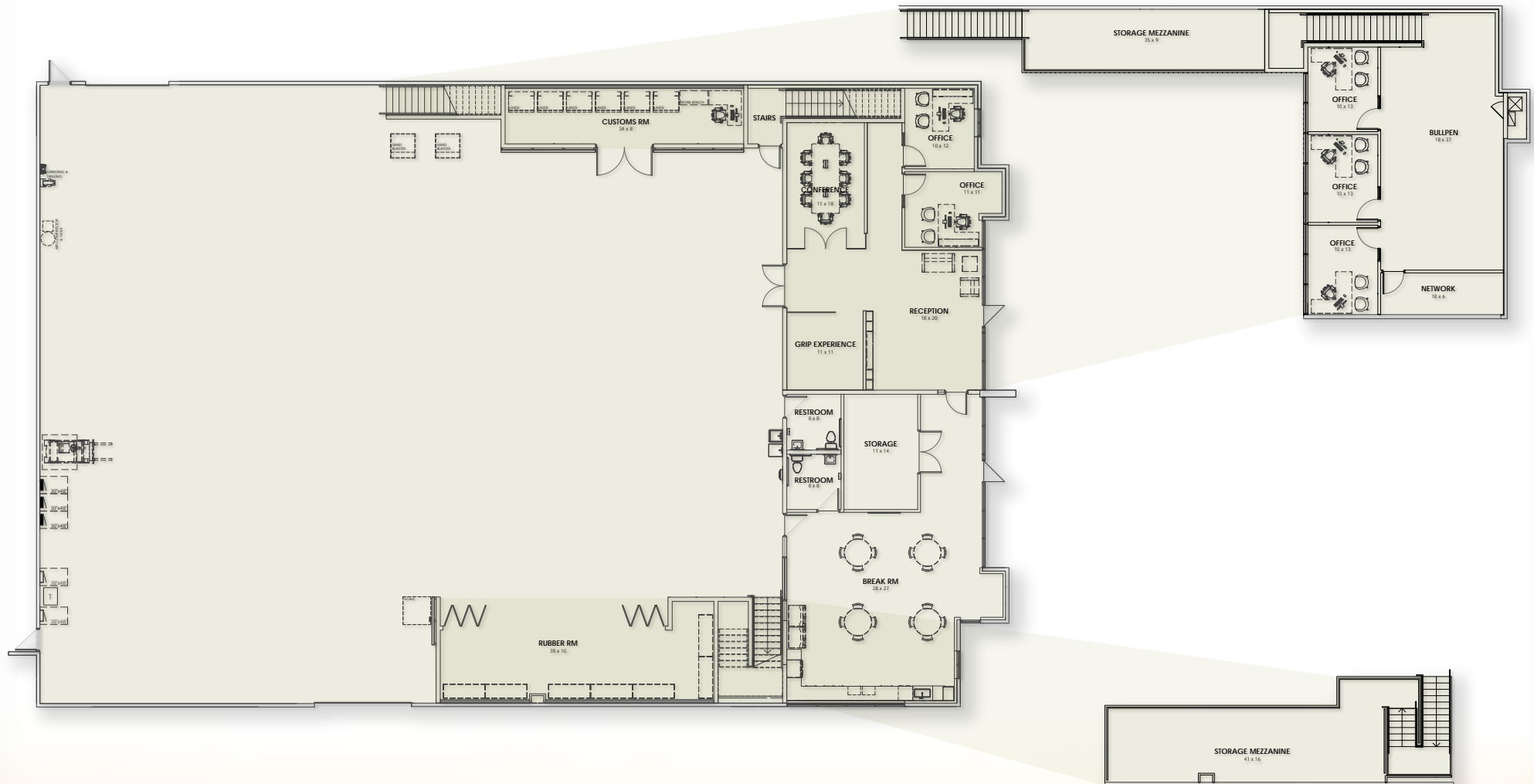






# FLOORPLAN DETAILS

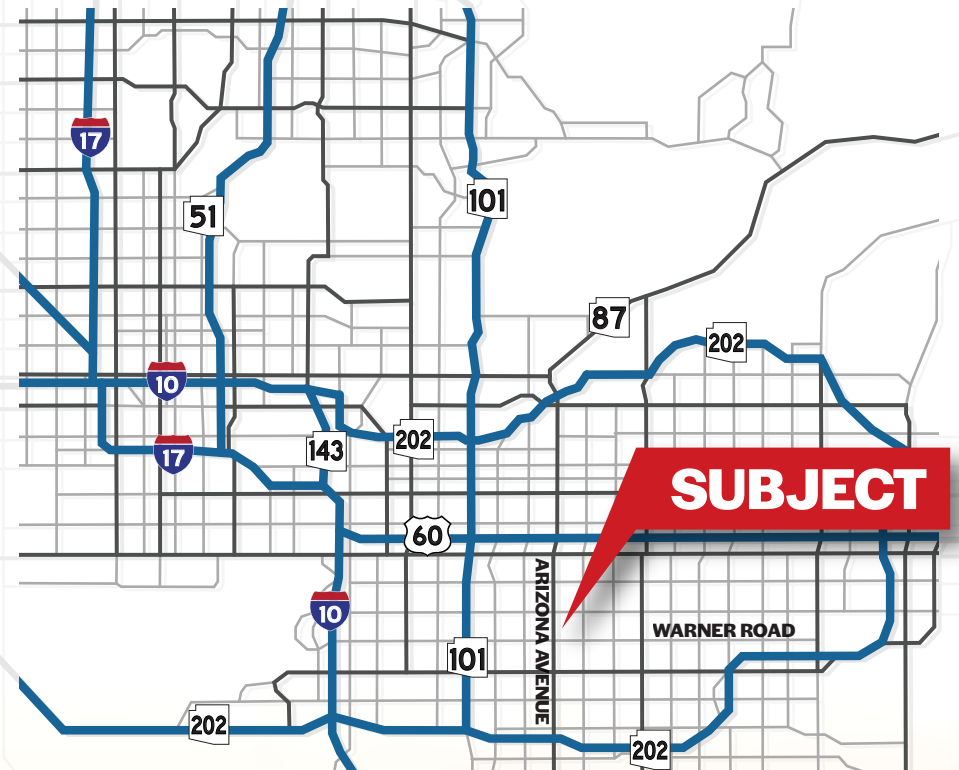
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# PROPERTY OVERVIEW

2511 NORTH ARIZONA AVENUE  
CHANDLER, ARIZONA 85225

- ±13,244 Square Foot Building
- ±4,200 Square Feet Office Total
  - ±3,000 Square Feet Ground Floor
  - ±1,200 Square Feet 2nd Floor
- 18' Clear Height
- 1 (14' x 14') Grade Level Door
- 1 (12' x 14') Grade Level Door
- Evaporative Cooled Warehouse
- 800 Amps, 480 Volt, SRP
- I-1 PAD Zoning, Chandler
- APN # 302-35-424
- Built 2007, Renovated 2020
- 2023 Real Estate Taxes: \$15,365.14
- 100% Vacant



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