

EVOS Building



For Sale: \$1,887,955 (\$115/SF)

3265 N Delaware St
Chandler, Arizona 85225

**Seller may DISCOUNT Bldg sales price if seller can remain in roughly half (or all at reasonable rental rate) of Bldg for a Period of 6 minimal months to 3 yrs max

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Property & Location Highlights

- Freestanding 16,417 SF facility
- Approximately 3,000+ SF improved office
- Approximately 10 ft. clear in office under drop ceiling
- Lots of Power: 800 amps @ 277/480 volt, 3 Phase Electric; 1600 Amps capable
- Larger grade level loading doors
- 3 @ 12' wide x 14' high
- 2 @ 16' wide by 14' high
- Newer foam roof
- Newer LED lighting throughout ofc & exterior
- Some newer HVAC & rear evap warehouse units
- Ultra-clean, very well maintained facility
- Secure industrial park
- Easy interior access
- 28 parking spaces
- Potential rear fenced yard
- Approximately 22 ft. interior warehouse under truss
- Sprinklers throughout



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Interior Photos



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Exterior Photos

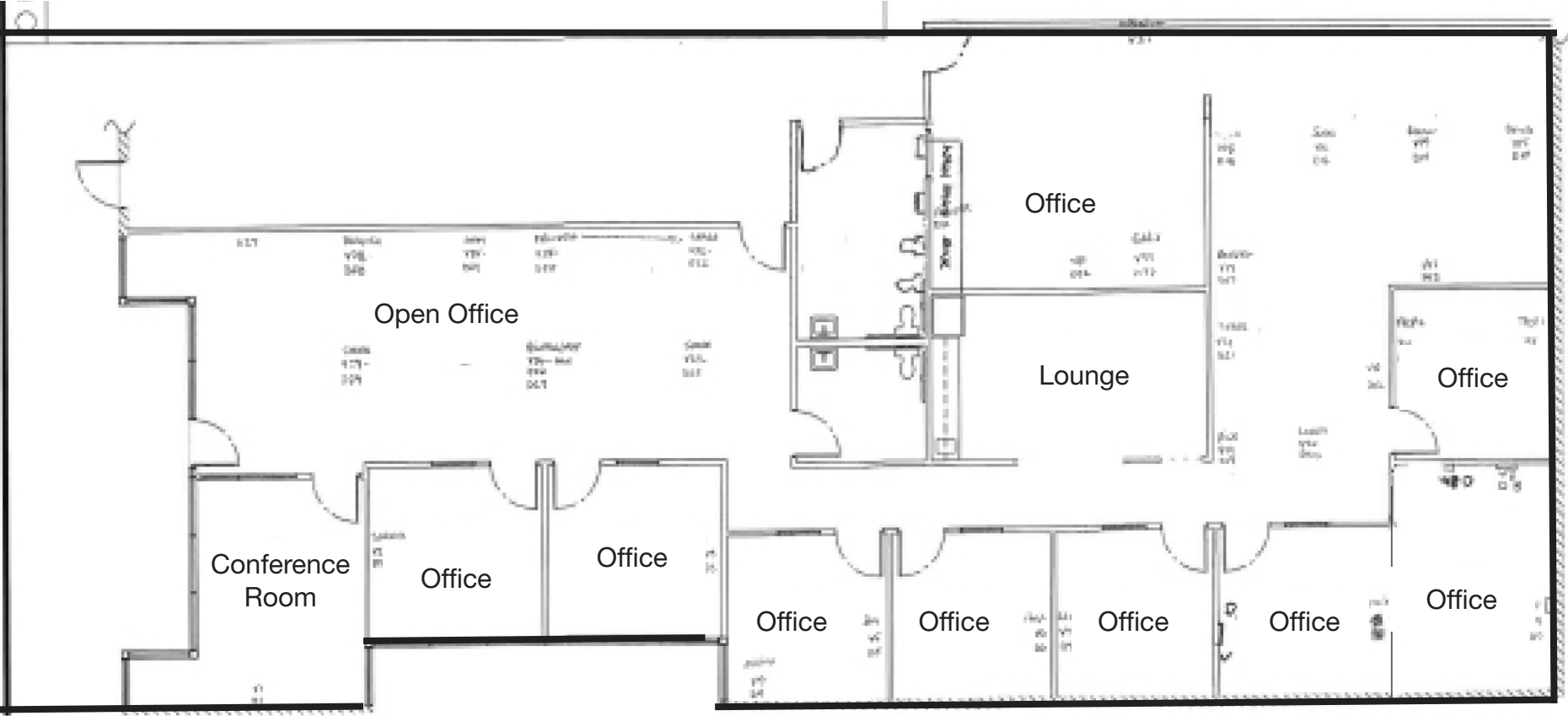


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“Office Area” Floor Plan



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