

**10016 S 51ST STREET****PHOENIX, AZ 85044**

Freestanding Research & Development Flex Building

Freestanding research and development flex building located in the desirable Chandler Industrial Submarket. Building is 100% air-conditioned and is comprised of approximately 20% office and 80% warehouse and production space. The building features a loading dock, a truck well, a machine shop, fenced yard, indoor drop tower and two ballistics testing facilities. The building also includes 130 parking stalls with a 4.6 per 1,000 SF ratio and is fully sprinklered. Located minutes from Sky Harbor Airport with convenient access to I-10 and US 60.

Property Highlights

- **Two drop towers**
- **One truck well**
- **One loading dock**
- **Building signage**
- **15' ceiling height (in non-office areas)**
- **Proximity to an abundance of restaurants and shopping**

Partnership. Performance.

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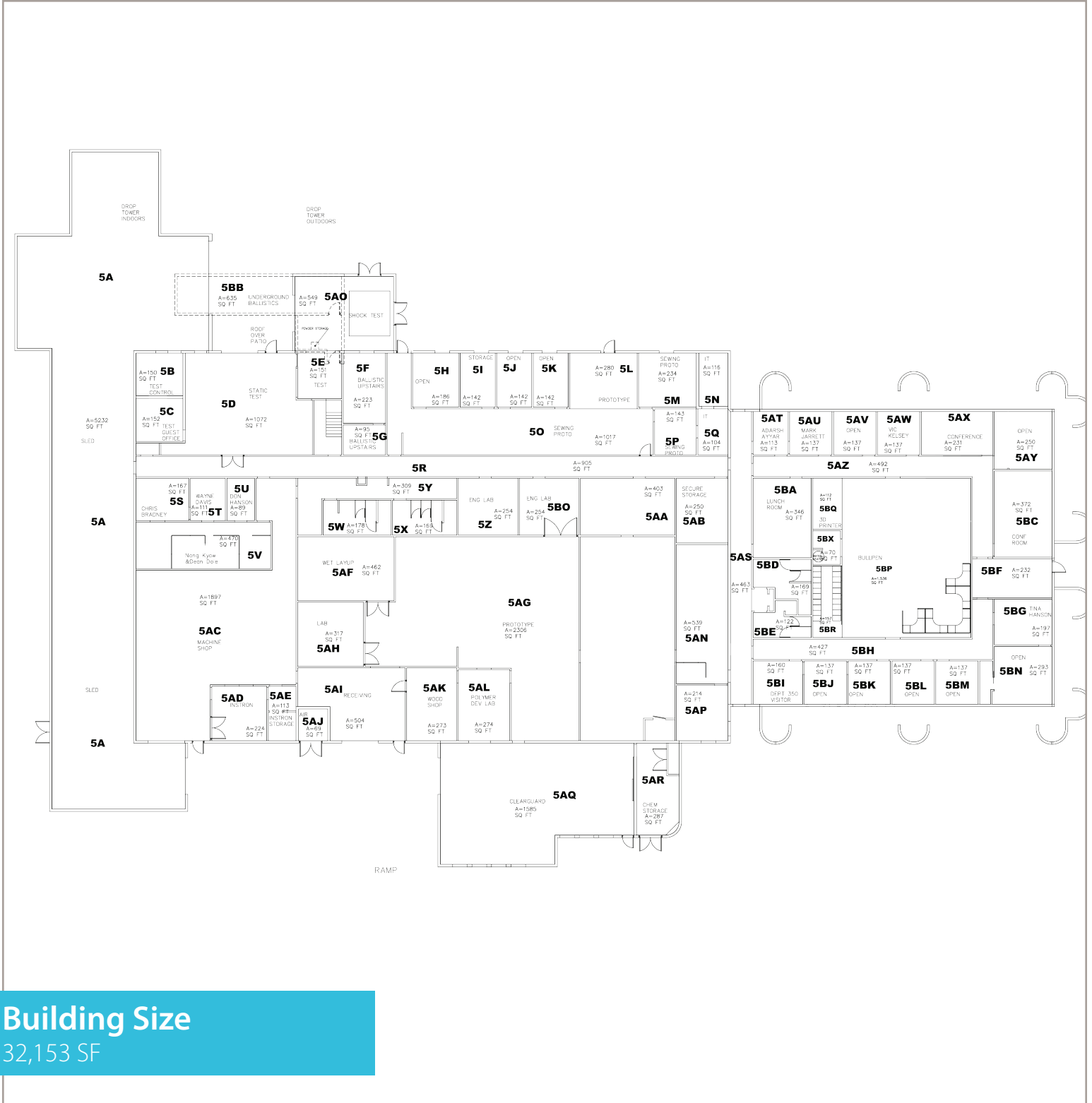
OFFERING SUMMARY

BUILDING SIZE	32,153 SF
LEASE RATE	\$0.70/SF/Mo., NNN
SALE PRICE	\$2,850,000 (\$88.64/SF)
2018 PROPERTY TAXES	\$40,502.94
TENANT IMPROVEMENTS	Negotiable
ZONING	IND PK, City of Phoenix
LOT SIZE:	2.8 AC (121,968 SF)
CONSTRUCTION	Masonry

PROPERTY PHOTOS

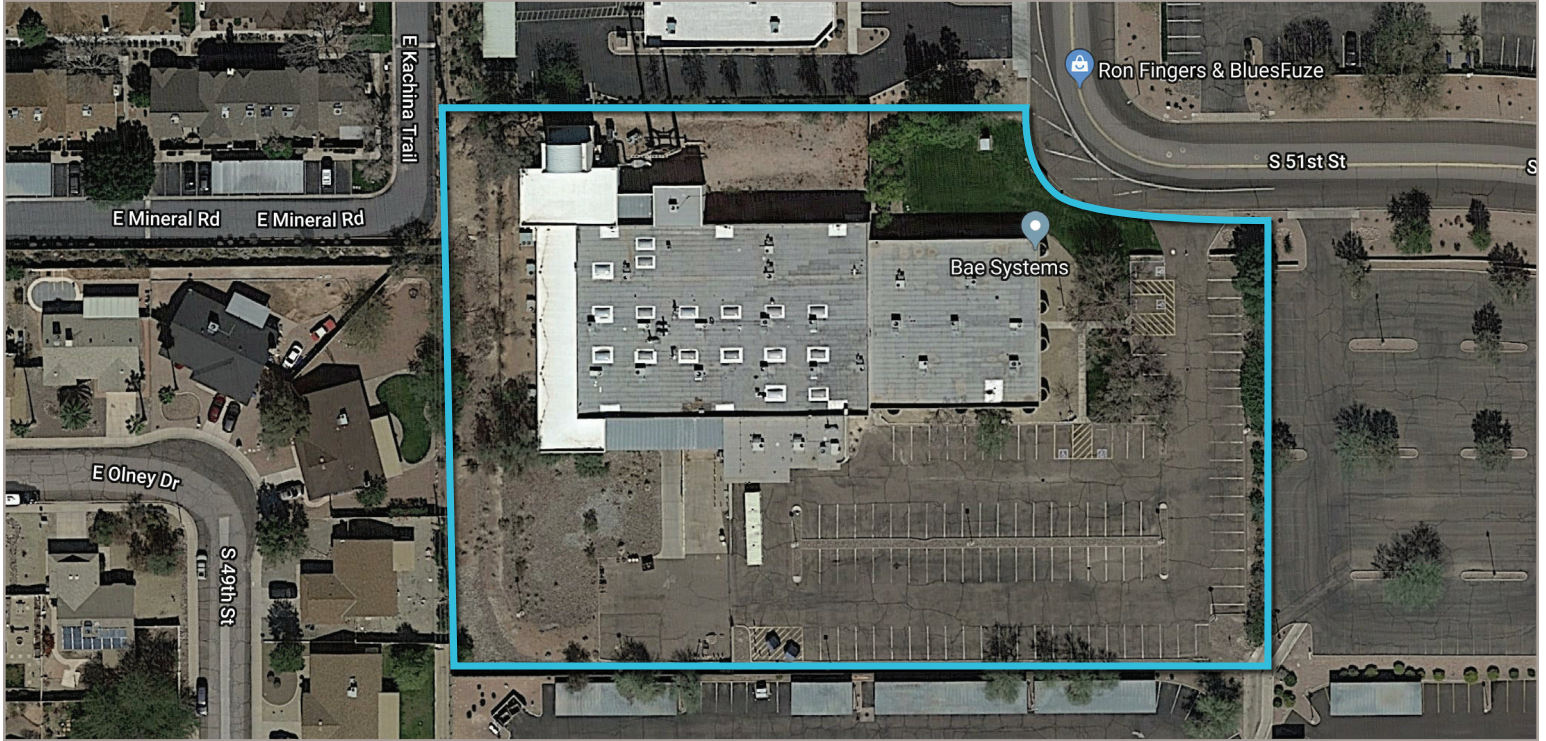


FLOOR PLAN



Building Size
32,153 SF

AERIAL



LOCATION MAP

