

**PHOENIX, AZ 85044** 

BAE SYST

# **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

For Sale or Lease: Occupancy Available 07/01/2019

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

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revised: 05/08/19

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## AVISON YOUNG 10016 S 51 ST STREET Phoenix, AZ 85044

## **OFFERING SUMMARY**

## **PROPERTY PHOTOS**

| 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<br>IMPROVEMENTS | Negotiable               |
| ZONING                 | IND PK, City of Phoenix  |
| LOT SIZE:              | 2.8 AC (121,968 SF)      |
| CONSTRUCTION           | Masonry                  |









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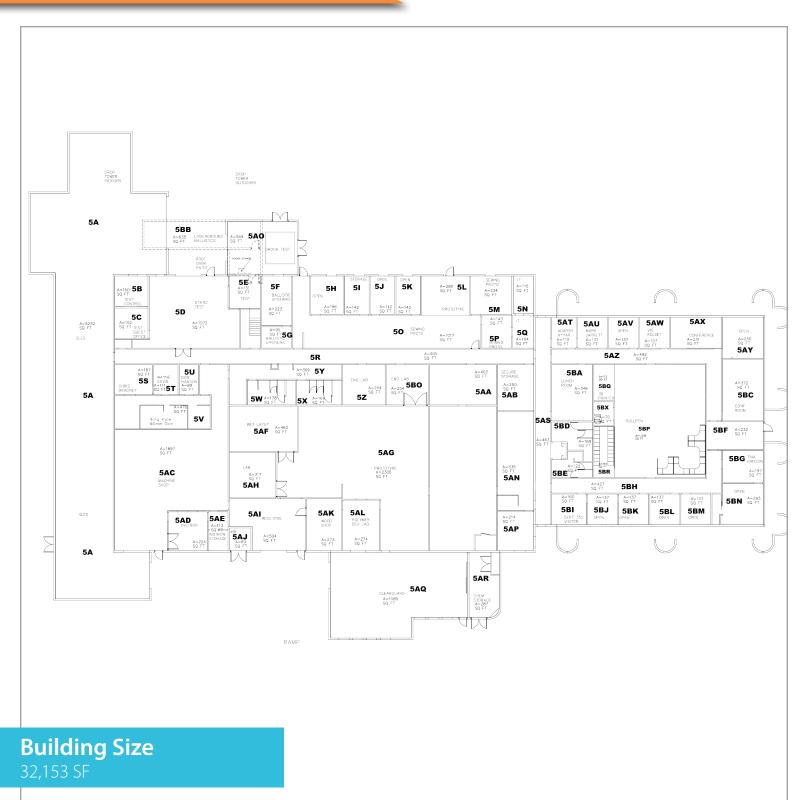
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# AVISON YOUNG DESCRIPTION

Phoenix, AZ 85044

## **FLOOR PLAN**



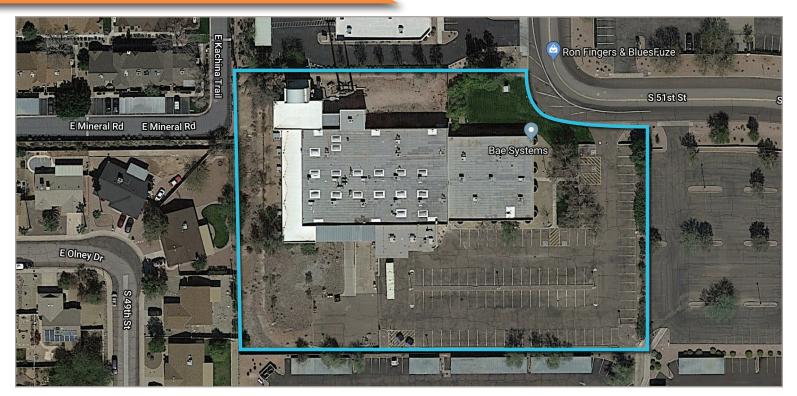
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### **AERIAL**



## LOCATION MAP



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