

MAJOR PRICE REDUCTION

Owner/User Freestanding Warehouse Opportunity



OWNER/USER FREESTANDING WAREHOUSE OPPORTUNITY
6975 West Frye Road
Chandler, Arizona

James Harper
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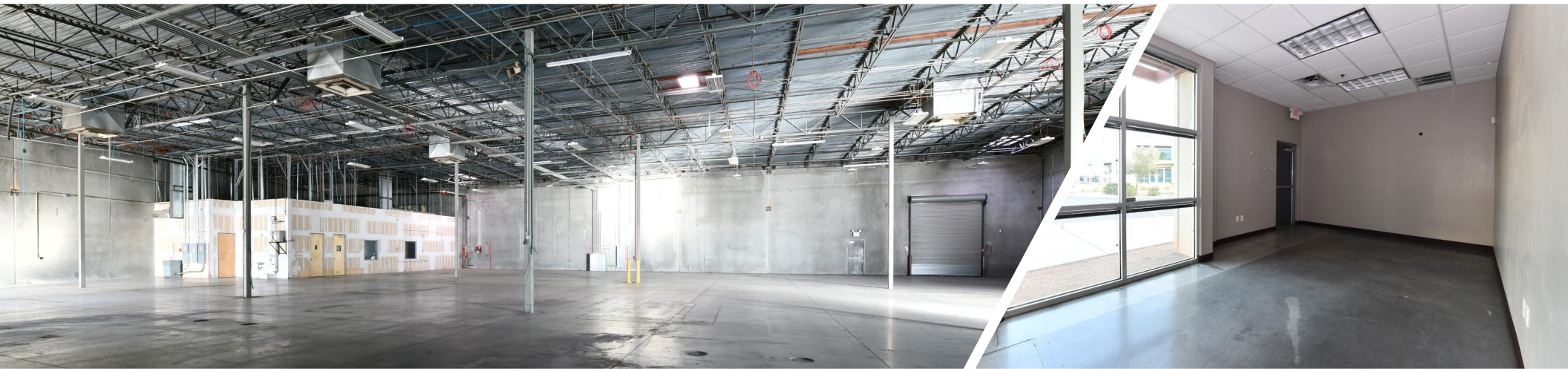


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6975 West Frye Road in Chandler, AZ

Cushman & Wakefield is pleased to present the opportunity to acquire 6975 West Frye Road, a ±21,293 square-foot, freestanding warehouse property located within the SanTan Technology Center, Chandler, Arizona. 6975 West Frye Road lies at the I-10 / AZ Loop 202 interchange near Frye Road and 56th Street. This location affords tenants and visitors phenomenal access to all areas in Phoenix.



FREESTANDING WAREHOUSE OPPORTUNITY

6975 West Frye Road

Chandler, Arizona

Property Features

±21,293 square feet on 1.7 acres

±2,611 SF of office

Full solar capability

1,800 amps of 277/480

20' clear height

Evaporative cooled warehouse

56TH Street frontage with freeway visibility

Grade level loading with truckwell capability

42 covered spaces and 16 uncovered spaces

~~\$2,597,746.00 (\$122/SF)~~

\$2,450,000.00 (\$115/SF)

Lease rate \$0.65 NNN

Taxes \$26,345.90 annually

