



7155

W DETROIT ST

±40,000 SF HQ/OFFICE/FLEX/
WAREHOUSING OPPORTUNITY

**LOW COST
ALTERNATIVE**

**FLEX
ENVIRONMENT
WITH HIGH
CEILINGS**

**I-10/LOOP 202
CHANDLER
LOCATION**

**MOVE IN
READY**

7155 WEST DETROIT STREET
EAST OF I-10 ON CHANDLER BLVD

LOCATION — VALUE — ACCESS



PROPERTY HIGHLIGHTS



±39,757 SF available
including ±20,000 SF
with up to 26' clear height



4.7/1,000 parking
190 spaces with 108 covered



**\$18.95 PSF net of utilities
and janitorial lease rate**



Less than 1 mile from both I-10 and Loop 202 with full diamond interchange
at Chandler Blvd & I-10

BUILDING SPECS



Building signage
available



Tall clear heights
in the back



Fully wired second
floor workstations with
fiber available by Cox
Communications



Bathrooms are all auto flush
and touchless



Power: 2,000 amps,
277/480v, 3 phase



Loading: 12' x 14' grade
truck well optional

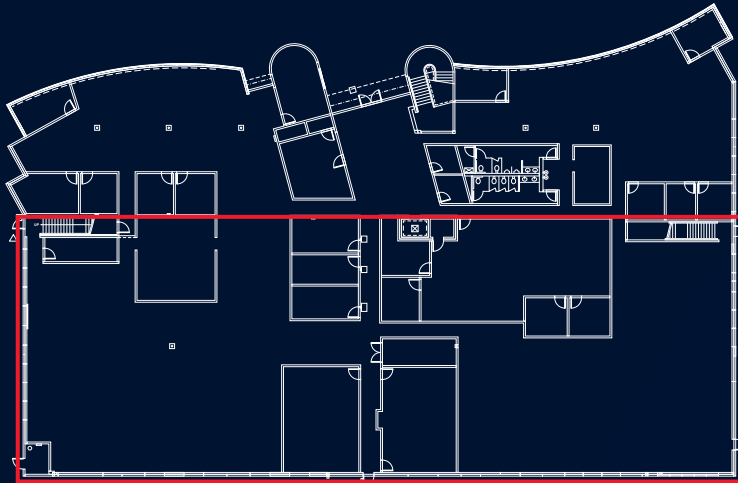


ARCHITECTURAL EXCELLENCE
AWARD WINNER

CITY OF CHANDLER



FIRST FLOOR ±28,920 SF



22' 9" CLEAR HEIGHT

Existing Improvements Include:

Multiple private office, conference and huddle rooms, training rooms, storage and copy areas. Could be easily modified to include production, assembly and lower bay warehouse support.

SECOND FLOOR ±10,837 SF



- 50 Workstations Herman Miller A02 Model Stations
- 5 Private Offices
- 4 Conference Rooms
- 3 Storage Rooms
- 1 Copy/ Print Room
- 1 Quiet Room
- 1 Breakroom

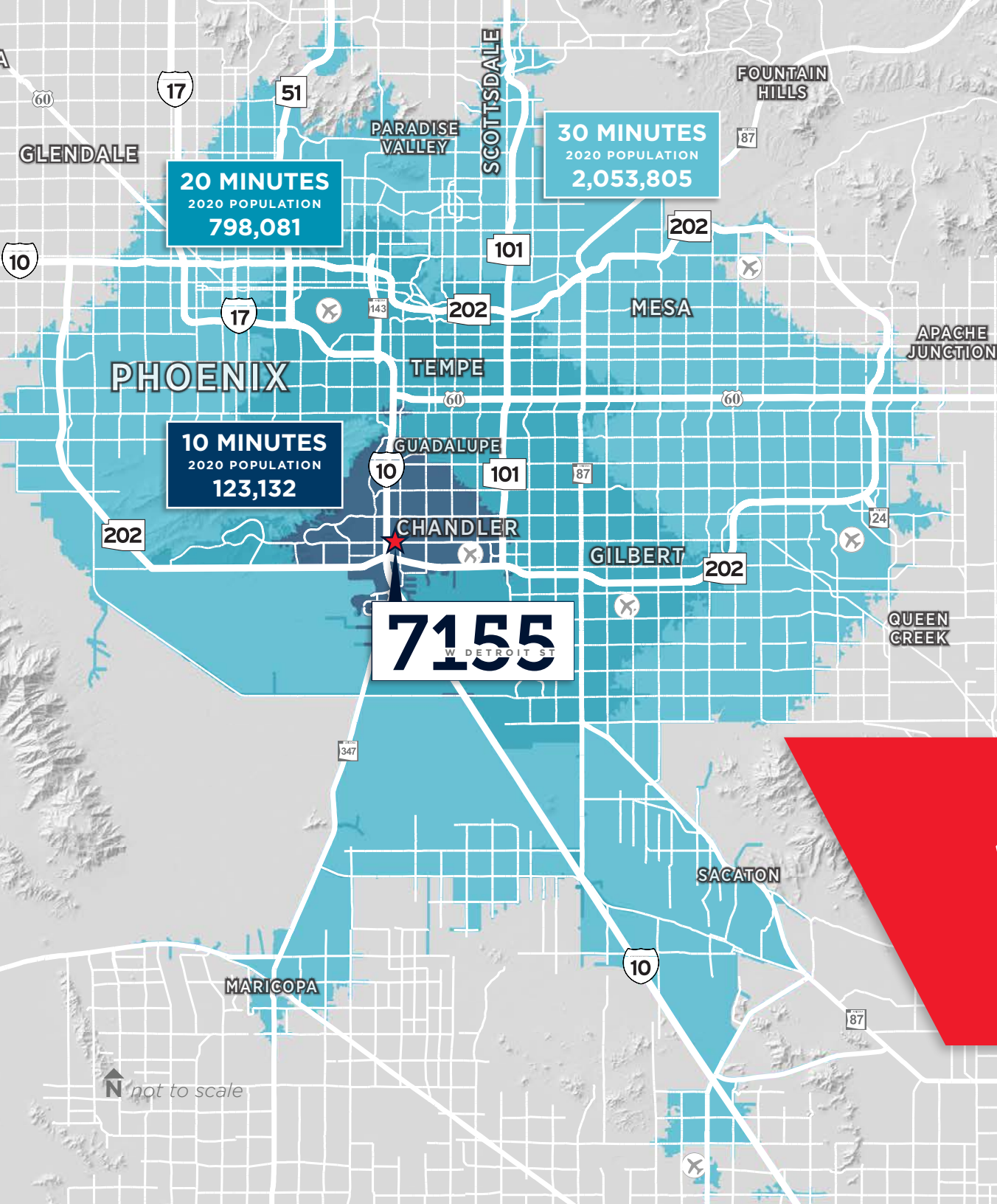
**FIRST FLOOR FRONT
12' CLEAR HEIGHT**

**SECOND FLOOR
12' CLEAR HEIGHT**

**FIRST FLOOR BACK
22' 9" CLEAR HEIGHT**

**FLEX AREA FOR OFFICE, WAREHOUSE,
HIGH BAY PRODUCTION OR ASSEMBLY**





VITAL ACCESS

Strategically located with immediate access to I-10 and Loop 202, 7155 W Detroit St offers a direct connection to the thriving valley workforce, including Chandler, Gilbert, Mesa, Tempe, Phoenix and Scottsdale.

45% of the valley's workforce is within a drive time of

30 MIN

N not to scale

CLOSE PROXIMITY TO AN AFFORDABLE WORKFORCE

5 mile radius



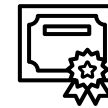
9.1%

ASSOCIATE
DEGREES



29.5%

BACHELOR
DEGREES



19.9%

GRADUATE
DEGREES



121,144

WORKFORCE
5 MILE RADIUS



\$112,386

AVERAGE HOUSEHOLD
INCOME



37.8

MEDIAN
AGE

TOP AREA EMPLOYERS

intel®

ONLY 1.6 MILES TO THE EAST ON CHANDLER BLVD TO INTEL'S CHANDLER PLANT



NEARBY AMENITIES

5 mile radius

504+
RESTAURANTS

48+
HOTELS

953+
SHOPS

44+
SCHOOLS

10+
GOLF COURSES

30+
HIKING TRAILS

50+
PARKS

Source: ESRI



AHWATUKEE FOOTHILLS TOWNE CENTER

- Target, Marshalls, at&t, Barro's Pizzeria, Michaels, Dollar Tree
- Jack in the Box, IHOP, Peter Piper Pastry, GameStop, Kneaders Bakery & Cafe, WF
- Bank of America, JO-ANN, ToGo Loco, Wendy's, petco, ROSS Dress for Less, NOODLES & COMPANY
- Chick-fil-A, SALLY Beauty Supply, amc, HomeGoods, BEST BUY, OfficeMax, crumbl COOKIES

CHANDLER PAVILIONS

- Starbucks, COLD STONE Creamery, POTATO BARN, Sam's Club
- LOWE'S, Red Lobster, IN-N-OUT Burger, GRIMALDI'S, the Habit Burger Grill, Fleming's Prime Steakhouse & Wine Bar
- REI COOP, ULTA, BUST, sandbar, LAMPS PLUS, LONGHORN STEAKHOUSE, BED BATH & BEYOND

AHWATUKEE HILLS PLAZA

- Starbucks, DELTACO, Waffle House, AutoZone, DISCOUNT TIRE CO. INC., KOHL'S
- Wendy's, Chevron, KOHL'S, QDOBA MEXICAN EATS, ARRIBA MEXICAN GRILL, Jersey Mike's, THAI CHILI

SOUTH GATE COMMERCE PARK

- Kroger, jiffy lube, Hampton, penny's, WATABURGER, DOUBLE TREE BY HILTON, Super 8, Comfort Inn

not to scale ↑



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