

4189 W MILKY WAY

Chandler, AZ 85225

±21,164 SF MULTI-SUITE HANGAR BUILDING



- Located in Coveted Stellar Airpark
- Four (4) Hangar Suites for Sale
- Taxiway Frontage
- Electric Security Gate to Taxiway
- Motorized Schweiss Bi-Fold Hangar Doors
- Grade Level Loading Doors
- Upgraded Second-Floor Office and Living Areas
- Full-Size Basketball/Volleyball Court in Hangar 2
- Over \$85,000 in Renovations in 2015

Leroy Breinholt
480.966.6593 (D)
602.377.4687 (M)
lbreinholt@cpiaz.com

David Bean
480.214.1105 (D)
480.299.5964 (M)
dbean@cpiaz.com

Cory Sposi
480.621.4025 (D)
480.586.1195 (M)
csposi@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

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PROPERTY FEATURES:

Building Size	±21,164 SF in Four (4) Hangar Suites ±14,584 SF Hangar Space ±6,580 SF Finished Office and Living Space
Lot Size	±49,972 SF
Year Built	1998
Clear Height	±27' - ±29'
Grade Level Doors	Four (4) 8' x 8'
Hangar Doors	Motorized Schweiss Bi-Fold Hangar Doors
Hangar Dimensions	Hangar 1: 58' x 71' — Door: 58' x 16' (14 ½' Clearance) Hangar 2: 58' x 80' — Door: 58' x 16' (14 ½' Clearance) Hangar 3: 49' x 45' — Door: 46' x 15' (14' Clearance) Hangar 4: 56' x 79' — Door: 54' x 16' (14 ½' Clearance)
Power	800 Amps, 200 Amps Per Hangar
Generator	GENERAC, 20,000 kW, 120/240v with Auto Transfer Switch
Cooling	Energy Efficient Chiller System Installed in 2007
Restrooms	Eight (8)
Utilities	SRP, City of Chandler, Cox Communications
Zoning	I-I, Planned Industrial District, City of Chandler
Sale Price	\$2,430,000

RECENT RENOVATIONS

- Brand New Roof with Polyurethane Sealant and 12-Year Warranty
- Freshly Painted Building Exterior, Hangar Doors, and Security Gate
- New Gutters and Exterior Lights
- Complete Maintenance on Hangar Doors Including New Weather Stripping

PROPERTY HIGHLIGHTS

- Minimal Association Fees
- Close to the 202, 101, and I-10 Fwys
- Ample Amenities within One Mile

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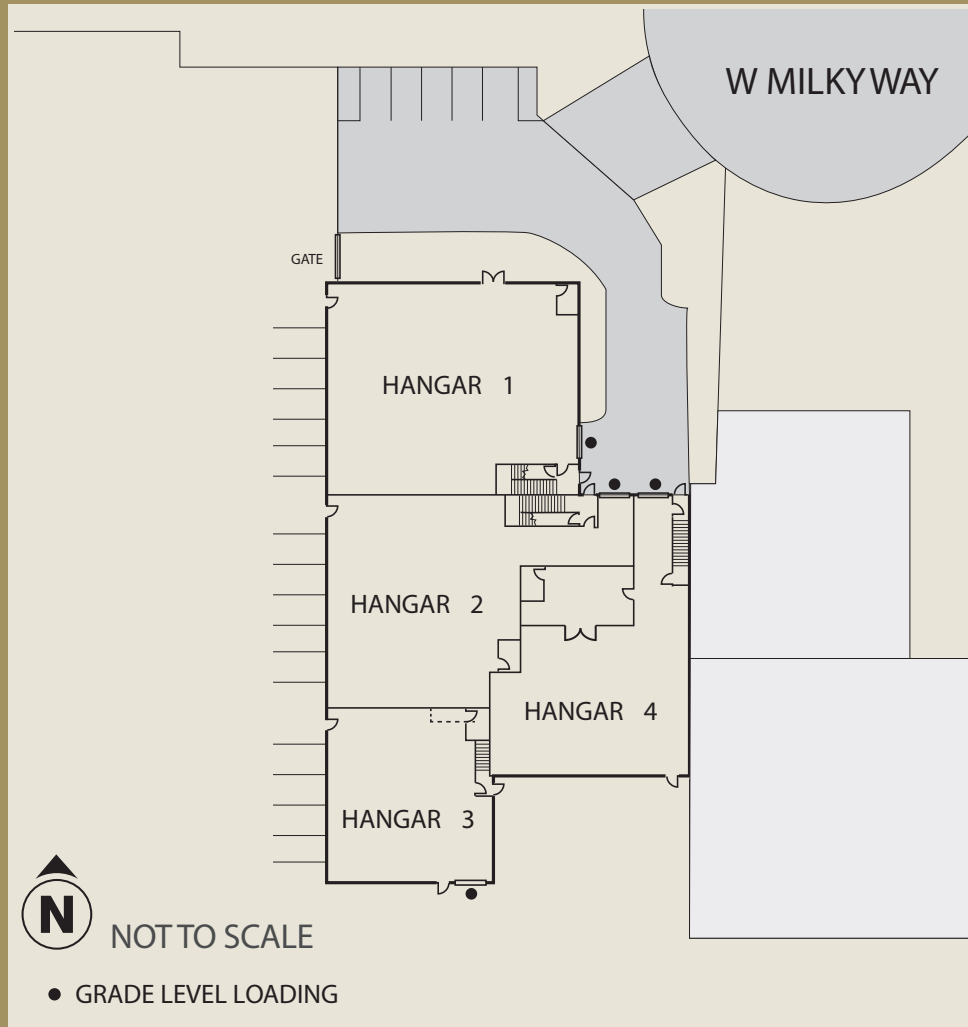


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HANGAR 1

- ±4,130 SF Hangar
- ±2,007 SF Second-Story
- Built-Out Office Space
- 58' x 16' Motorized Bi-Fold Hangar Door (14 1/2' Clearance)
- One (1) Grade Level Door
- Two (2) Restrooms, Upstairs Restroom has a Shower

HANGAR 2

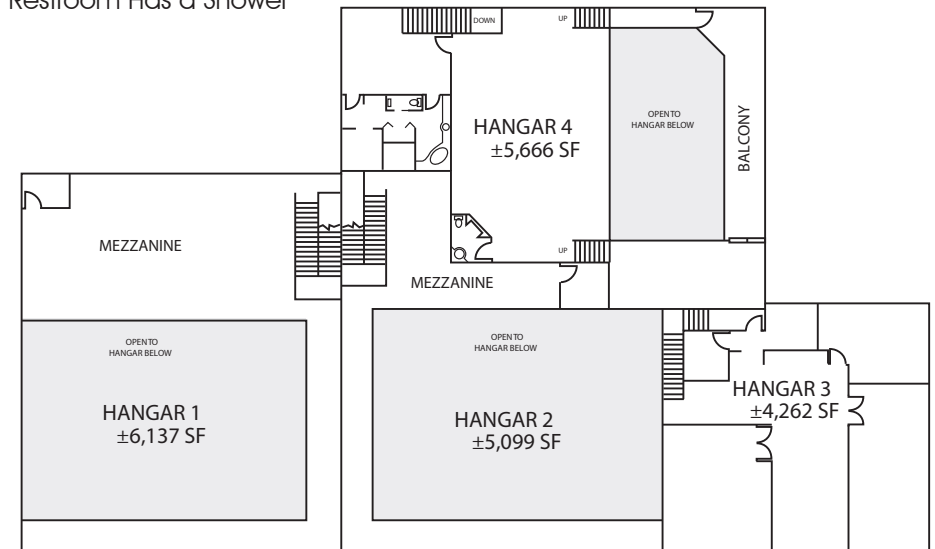
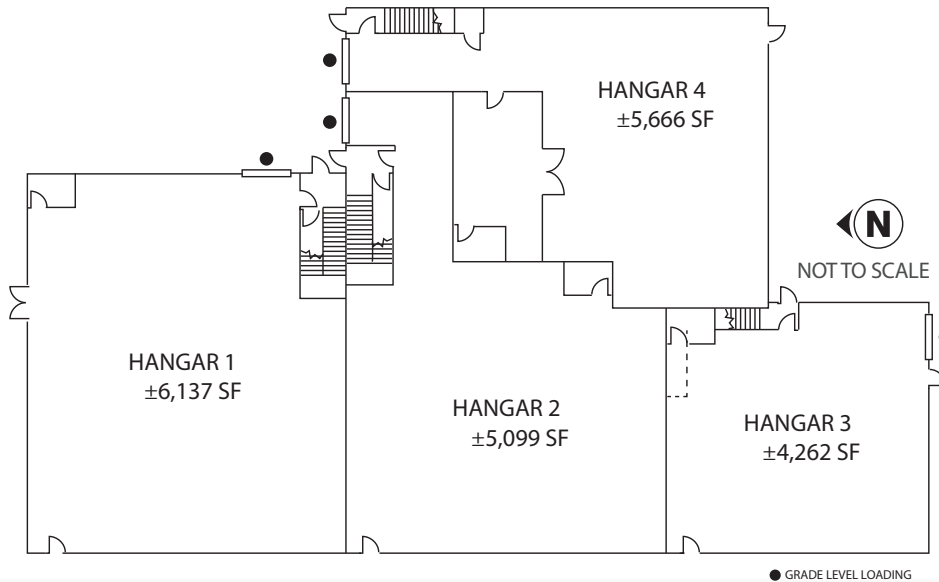
- ±3,686 Hangar Space
- ±1,413 Second-Story Unfinished Open Space
- Full-Size Basketball/Volleyball Court (Removable)
- 58' x 16' Motorized Bi-Fold Hangar Door (14 1/2' Clearance)
- One (1) Grade Level Door
- One (1) Restroom

HANGAR 3

- ±2,126 SF Hangar Space
- ±2,136 SF Second-Story
- Upgraded Office Space
 - Spacious & Open Office Area
 - Two (2) Private Offices
 - One (1) Conference Room
 - Kitchen
- 46' x 15' Motorized Bi-Fold Hangar Door (14' Clearance)
- One (1) Grade Level Door
- Two (2) Restrooms, Upstairs Restroom Has a Shower

HANGAR 4

- ±3,229 SF Hangar
- ±2,437 SF Second-Story
- Office/Living Area
 - Kitchenette
 - Upgraded Restroom with Bathtub and Shower
- 54' x 16' Motorized Bi-Fold Hangar Door (14 1/2' Clearance)
- One (1) Grade Level Door
- Three (3) Restrooms



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