



323 South Bracken Lane

47,997 SF on 6.727 Acres



Renovations Complete

28' clear height

±2.5 acres of secured yard

±170 striped parking stalls (exclusive of secured yard)

New re-foamed roof

Heavy power

Epoxy warehouse flooring

kiddermathews.com

Mike Kasulaitis
602.513.5111
mikek@kiddermathews.com

Aric Adams
602.513.5119
aadams@kiddermathews.com

323 South Bracken Lane

47,997 SF on 6.727 Acres

Improvements As Follows

New re-foamed roof
with warranty

Removed ancillary structures
at rear of the building

Upgrade warehouse function

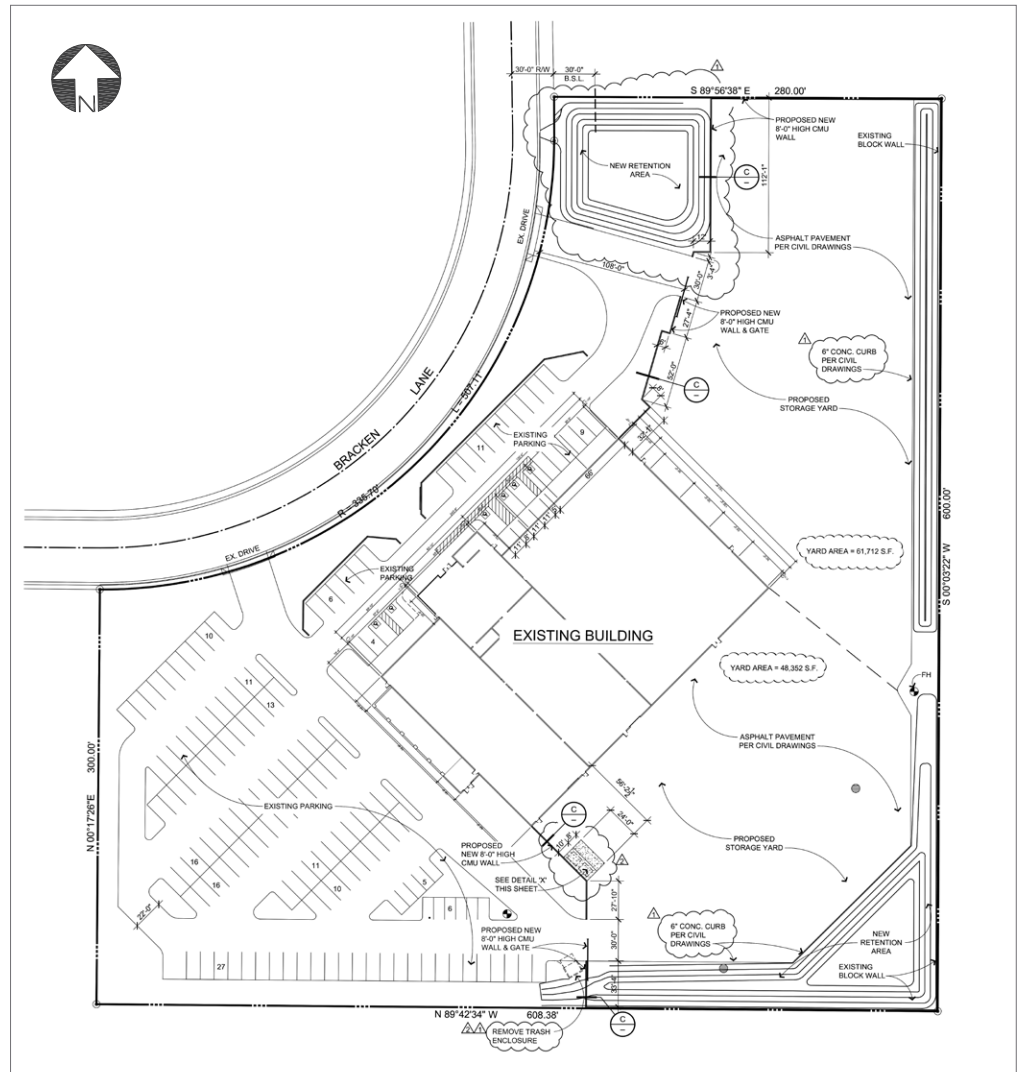
Relocating rear retention,
restoring to paved yard for
outside storage

Paving undeveloped land to
allow for outside storage

Block fencing / new
gate hardware

Slurry seal and striping
parking lot

New interior & exterior paint



Contact

Mike Kasulaitis
602.513.5111
mikek@kiddermathews.com

Aric Adams
602.513.5119
aadams@kiddermathews.com

kiddermathews.com

323 South Bracken Lane

47,997 SF on 6.727 Acres



Contact

Mike Kasulaitis
602.513.5111
mikek@kiddermathews.com

Aric Adams
602.513.5119
aadams@kiddermathews.com

kiddermathews.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



323 South Bracken Lane

47,997 SF on 6.727 Acres

Nearby Major Employers

Air Products

Isola Laminates

GM

JX Nippon Mining & Metals

PayPal

Kovach

Intel

ASML

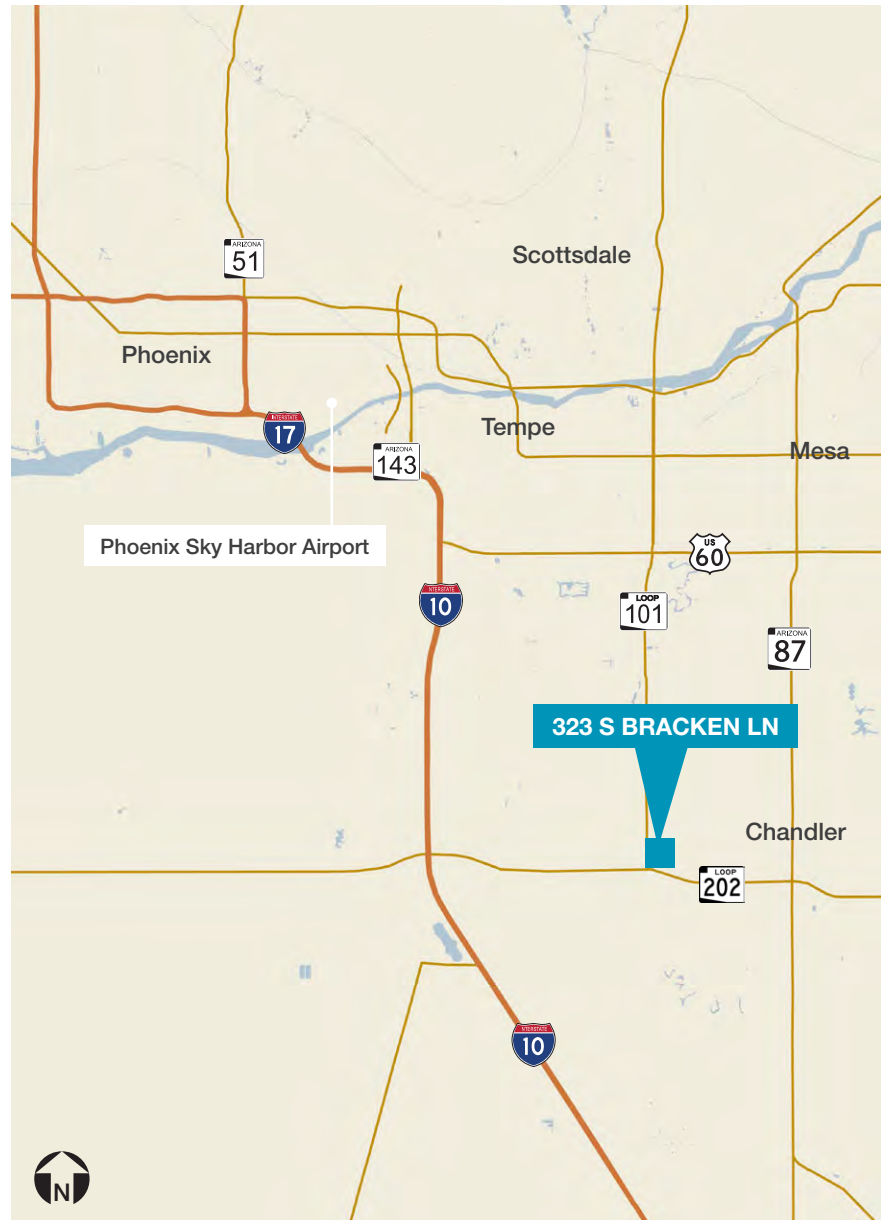
Microchip

Conveniently situated off of the Loop 202 and 101; easy access to I-10

Close proximity to all major lodging and retail amenities including Chandler Fashion Center

Price Road Corridor

Neighboring industries represented include aerospace, life science, manufacturing, and R&D



Contact

Mike Kasulaitis

602.513.5111

mikek@kiddermathews.com

Aric Adams

602.513.5119

aadams@kiddermathews.com

kiddermathews.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

