



# UNIQUE MANUFACTURING BUILDING FOR SALE

7201 W OAKLAND STREET  
CHANDLER, AZ 85226



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CARFAC



## OWNER/USER OPPORTUNITY

### 7201 W OAKLAND STREET CHANDLER, AZ 85226

PREPARED MAY, 2020

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#### EXCLUSIVE ADVISOR

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# OFFERING SUMMARY

# 7201

W OAKLAND STREET

# EXECUTIVE SUMMARY

CPI is offering an excellent opportunity to purchase a highly functional single-tenant industrial building totaling 33,090 square feet in the Chandler, AZ. The 2.09 acre site has ample power, gated storage yard, and drive around capability.

The Property has access to nearby amenities, restaurants and banks. The buyer will benefit from the Property's centralized location with immediate access to I-10 and SR-202 Freeways.

## Property Summary

ADDRESS	7201 W OAKLAND STREET CHANDLER, AZ 85226
SQUARE FEET	±33,090 SF W/MEZZANINE
APN	301-84-189
ZONING	I-1
OFFICE SPACE	±7,000
STORIES	2 W/ELEVATOR CAPABILITY
CLEAN ROOMS	2
LAND SIZE	±2.09 ACRES
CLEAR HEIGHT	20'
YARD	GATED W/SURVEILLANCE
LOADING	4 GROUND LEVEL DOORS 12' X 14'
POWER	2,500A, 277/480, 3PH 2,500A, 120/208V, 3PH, 4 WIRE
COOLING	EVAP AND HVAC
OFFERING PRICE	<b>\$4,875,000 (\$147.33 PSF)</b>

 PROPERTY VIDEO

**CALL FOR SHOWING**

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## PROPERTY DESCRIPTION

7201 W Oakland Street is a two-story building totaling 33,090 square feet on 2.09 acres. This institutional quality building has desirable features including 40 parking spaces, 20' clearance, heavy power, and a gated yard. The Property has a mezzanine, clean room, labs, and industrial hoods. Close access to I-10 & SR-202 Freeways. The Property has the infrastructure in-place for an elevator. High pressure lines throughout and 1.5 inch water lines are part of the building's construction. Owner will vacate upon sale of Property.



## Building Features

YEAR BUILT	1999
CLEAR HEIGHT	20'
POWER	2,500A, 277/480 & 120/208V, 3PH
HOODS	2
CLEAN ROOM	CLASS 1000
GROUND LEVEL DOORS	4 (12' X 14')
COOLING	EVAP COOLED WAREHOUSE
AMENITIES	RECEPTION BULLPEN 8 OFFICES 2 CONFERENCE ROOMS BREAK ROOM 4 RESTROOMS



CLASS 1000 CLEANROOM

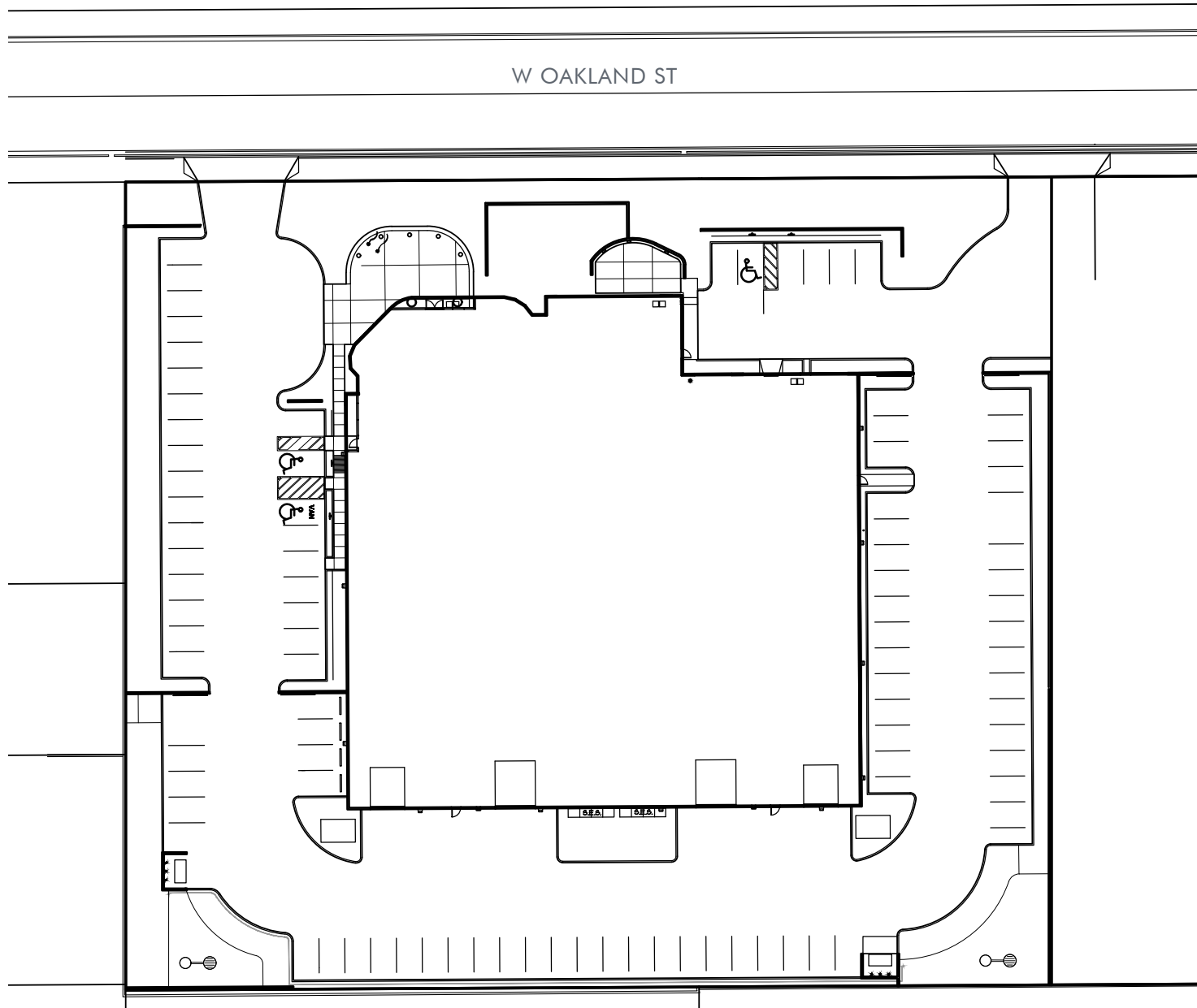
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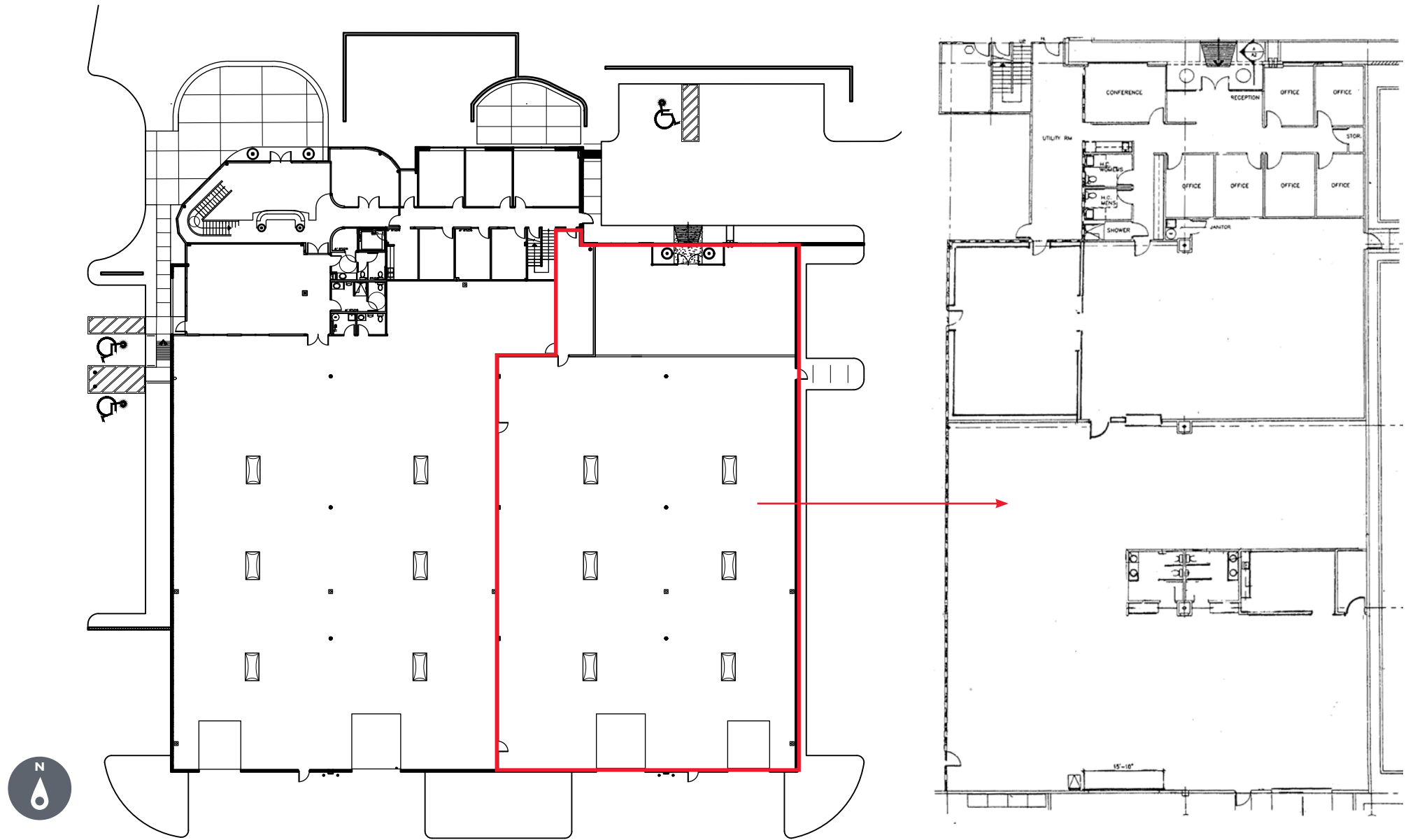


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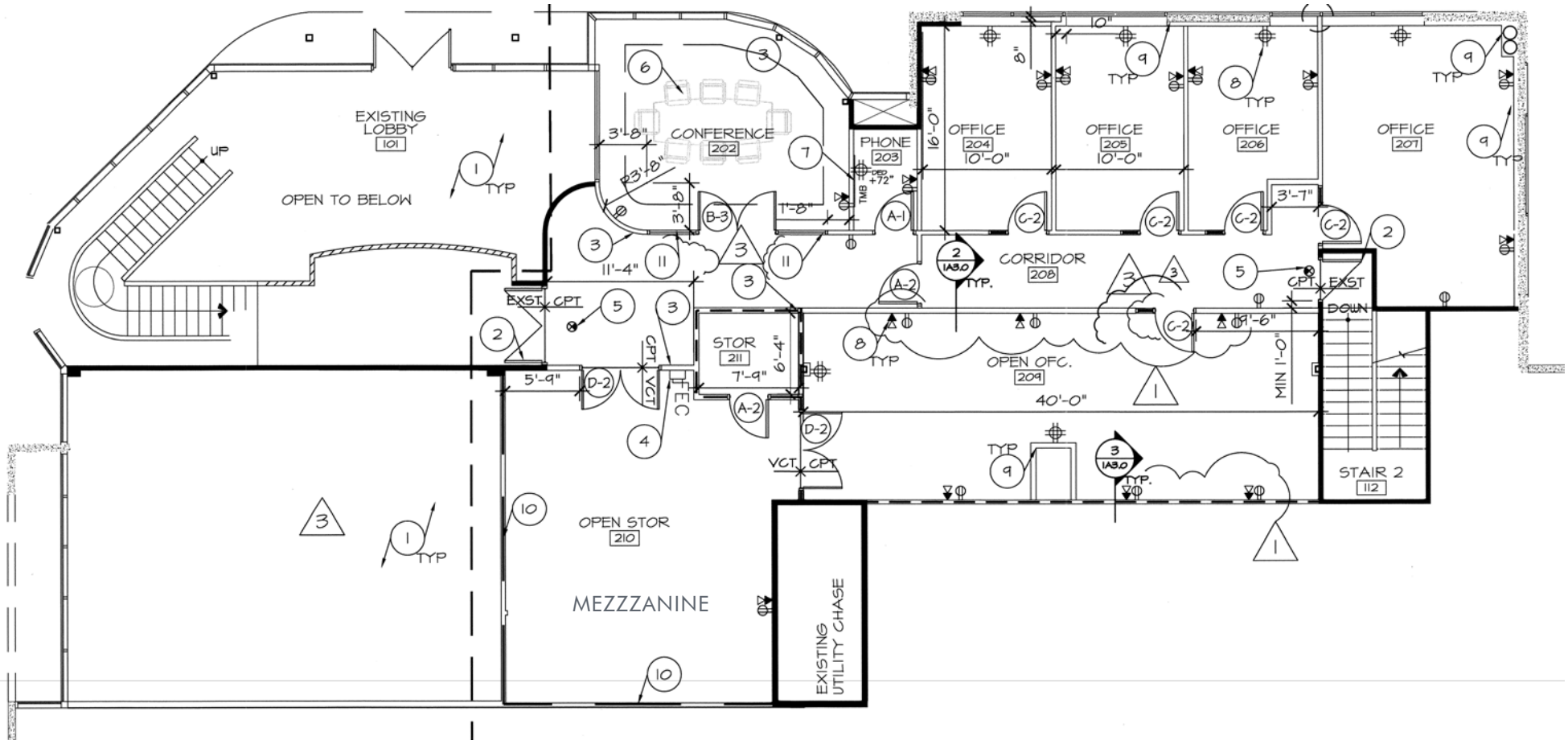
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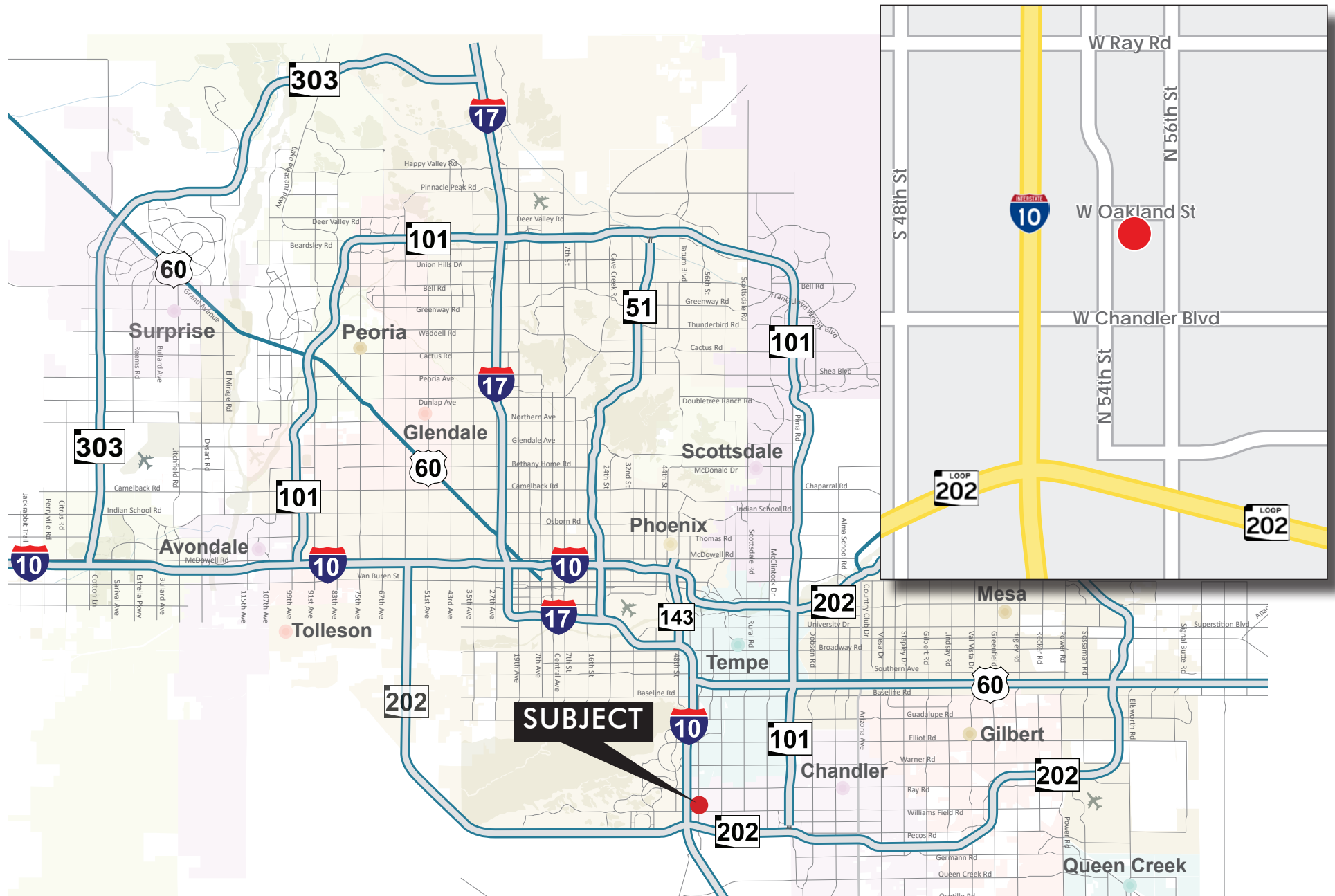
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# 7201

W OAKLAND STREET





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## Phoenix Metropolitan Area

The Phoenix Metropolitan Area (PMA) is the business center of Arizona and a major tourist destination. Phoenix's ability to blend the influences of Old West, Native American, Mexican and Spanish cultures makes it a very dynamic and interesting city to live in or visit. It is the capital city of Arizona, as well the county seat for Maricopa County, adding a strong government and legislative presence to the city.

As the urban center for the entire city, Downtown Phoenix is the political, business and cultural focal point of Phoenix. More than one billion in new construction and renovation projects in the 1990's transformed Phoenix's downtown area into a vibrant core of business, sports, arts and entertainment.

These venues include over 5.6 million square feet of rentable office space, a wide variety of restaurants, Chase Field, U.S. Airways Arena, Phoenix Symphony Hall, the Dodge Theatre and the Orpheum Theatre. The City of Phoenix recently won

a major biotech contract with the International Genomics Consortium by forming the Translational Genomics Research Institute. The research center, a \$21 million complex, will boost the state's economy by creating spin-off companies that will commercialize technologies developed at the institution. Supporters of the project also claim the institution will create 15,000 jobs and create demand for at least one million square feet of downtown space during the next decade.

Phoenix has developed into a cosmopolitan urban area affording exceptional quality of life to its four million inhabitants. With the sun shining 86% of the year, the "Valley of the Sun" offers a casual existence where outdoor activities take place year round on large tracks of land and mountains within the city limits. Winter is the favored season with desert temperatures perfect for golf, hiking, biking, boating and other outdoor activities. Snow skiing is just a short drive away, due to Arizona's diversity of elevations.



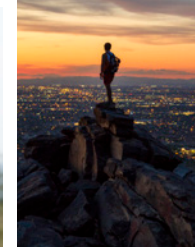




- Shoppers can choose from a variety of destinations including Scottsdale Fashion Square, Biltmore Fashion Park, Kierland Commons and Desert Ridge Marketplace.
- Restaurants in Phoenix cover the entire range of cuisine.
- South Mountain Park is the world’s largest municipal park. Papago Park is home to the Phoenix Zoo, Desert Botanical Gardens, an 18-hole golf course and fishing lakes.
- Arizona State University, the Thunderbird International School of Management, as well as satellite campuses of the University of Arizona and Northern Arizona University.
- The International Genomics Consortium and the Translational Genomics Research Institute—a major international biotech research center.
- Phoenix is the home of the NBA’s Phoenix Suns, WNBA’s Phoenix Mercury and AFL’s Arizona Rattlers draw loyal fans to their home in Downtown Phoenix. Just east are the MLB’s AZ Diamondbacks at Chase Field. The Valley is also home to the NFL’s AZ Cardinals and the NHL’s AZ Coyotes.

### Phoenix has a Multitude of Recreation & Amenities

- 300 days of sunshine and about seven inches of precipitation per year. The average annual temperature is 74 degrees. Phoenix’s climate is ideal for participating in a wide range of outdoor activities.
- 200 golf courses created by course designers such as Robert Trent Jones, Jack Nicklaus and Tom Weiskopf. Each year, the PMA hosts PGA, LPGA, and Senior PGA golf tournaments including The Waste Management Phoenix Open and The Tradition. The Waste Management Phoenix Open attracts the largest galleries of any golf tournament in the world.
- 30 museums including the newly refurbished Phoenix Art Museum and the world famous Heard Museum, which houses one of the world’s finest collections of Native American art and artifacts.
- Arizona Opera Company, the Phoenix Symphony, and a host of professional theater companies in venues such as the beautifully restored Orpheum Theatre, Phoenix Symphony Hall, the Herberger Theater Center, and Dodge Theater.
- More than 51,000 hotel rooms for visitors from all over the world, including such exclusive resorts as The Biltmore, The Phoenician, the 950-room JW Marriott Desert Ridge Resort and Spa and the 750-room Westin Kierland Resort.





Phoenix is strategically located between California to the west, Nevada, Utah and Colorado to the north, New Mexico to the east, and Mexico to the south. The city is defined by the intersection of two of the nation's major interstate highways—Interstate 17 (north/south) and Interstate 10 (east/west).

The Loop 101 Freeway has been a catalyst for the commercial development of the perimeter areas of the PMA. It also supports easier ingress and egress from the residential communities developing on the perimeters of the PMA to the concentrated areas of commerce and office developments in the central core. In addition to the intersection of two interstate freeways in Phoenix, the major arterial roads running through the PMA are State Route 51 (Piestewa Parkway) going north-south, Loop 202 going east-west and Highway 60 leading into the East Valley cities.

This exceptional roadway network positions the PMA to handle the significantly above average growth in population and employment anticipated for the area. Phoenix is one of the few large cities with its international airport centrally located within the city, adding a convenience amenity rare for a city the size of Phoenix.

Phoenix owns and operates three airports. Phoenix Sky Harbor International Airport is the economic engine of the entire state of Arizona, contributing more than \$33 billion to Arizona's economy each year and employing more than 33,000 people. There are hundreds of nonstop and connecting flights from points around the globe each day. Conveniently located in the heart of Phoenix, Sky Harbor provides easy access to the luxurious resorts, spas, golf courses, and sunshine for which Arizona is famous.

In 2018, Sky Harbor Airport handled a total of 43,921,670 passengers and 430,968 landings and takeoffs and is one of the top 10 busiest airports in the world.

Phoenix Deer Valley Airport and Phoenix Goodyear Airport are general-aviation reliever airports for Phoenix Sky Harbor. Deer Valley is one of the busiest general aviation airports in the United States. Goodyear airport has a new terminal and one of the best general aviation runways in the country.

The city of Phoenix is proud to be one of five member governments in the Airport Authority that operates Phoenix-Mesa Gateway (formerly Williams Gateway). Located about 30 miles southeast of Phoenix Sky Harbor, Phoenix-Mesa Gateway Airport offers commercial flights around the United States.

**1.63M**  
PEOPLE LIVE IN PHOENIX

**5TH**  
LARGEST CITY IN THE UNITED STATES

**791,996**  
EMPLOYEES (2.82% GROWTH)

Los Vegas 301 miles

Denver 821 miles

Los Angeles 372 miles

Albuquerque 419 miles