

## Airplane Hangar / Office For Sale / Lease 4145 West Mercury Way | Chandler, Arizona



For more information, please contact:

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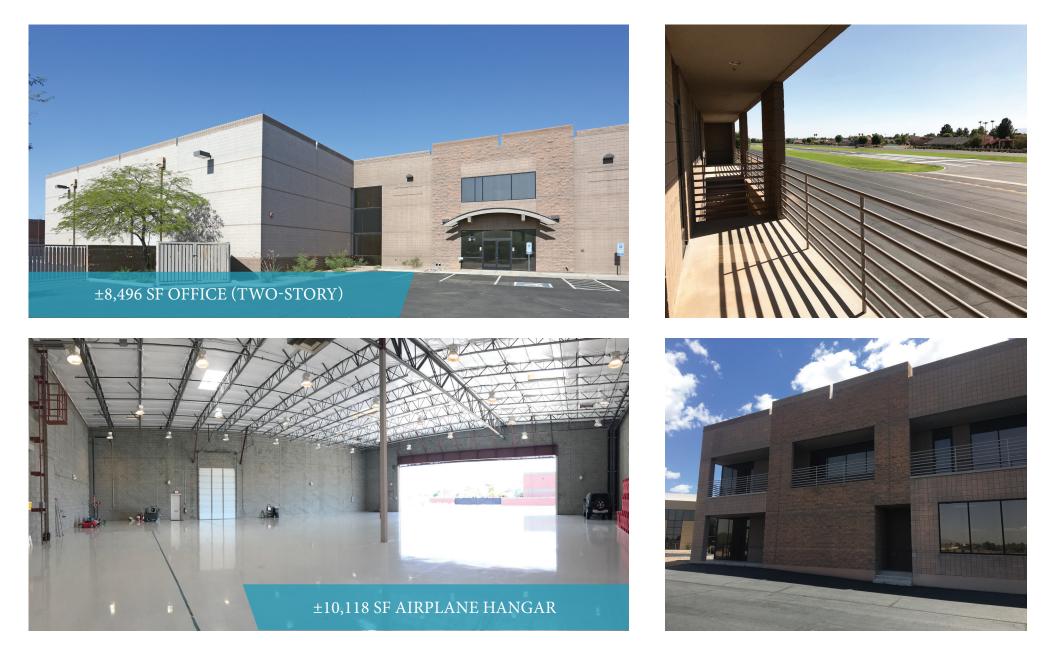
cushmanwakefield.com



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## **Project Features:**

- Total Building Size: 18,614 SF
- Ground Floor Area: 14,532 SF
- Office:  $\pm 4,414$  SF Ground Floor  $\pm 4,082$  SF - Second Floor
- Hangar: ±10,118 SF
  (1) 60'x20' Schweiss Bi-Fold Hangar Door
- Loading: (1) 12'x14' Grade-Level
- Power: 1200 amps, 120/208

- Zoning: I-1, City of Chandler
- Clear Height: 22'
- Year Built: 2001
- Land: ±1.06 Acres
   Optional ±.73 Acre Lot, Paved and
   Potentially Fenced
- Stellar Airpark: Taxiway & Runway Access
- Thirty-Nine (39) Parking Spaces on Site, up to Seventy-Five (75) with Adjacent Lot





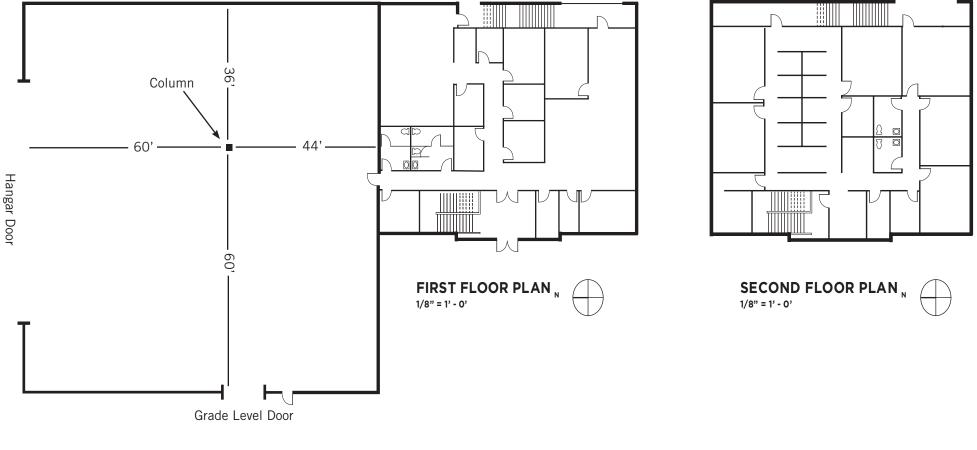
Lease Rate: \$0.99 PSF, NNN Optional Lot - Add \$0.085 to Above Rate Sale Price: Submit



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