



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: $\pm 10,118$ 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 $\pm .73$ 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



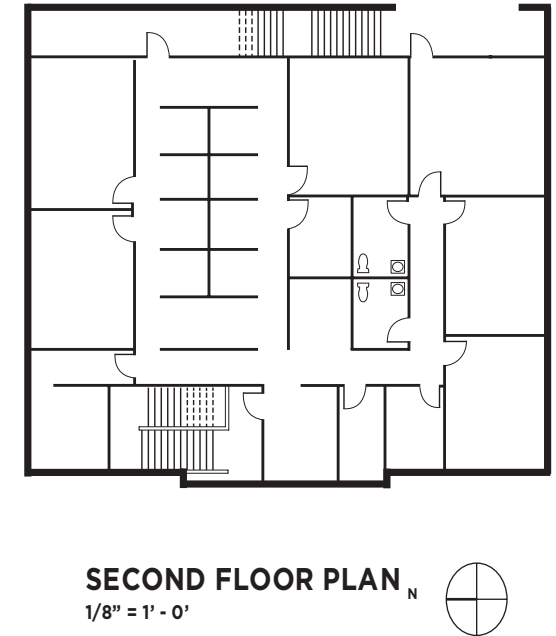
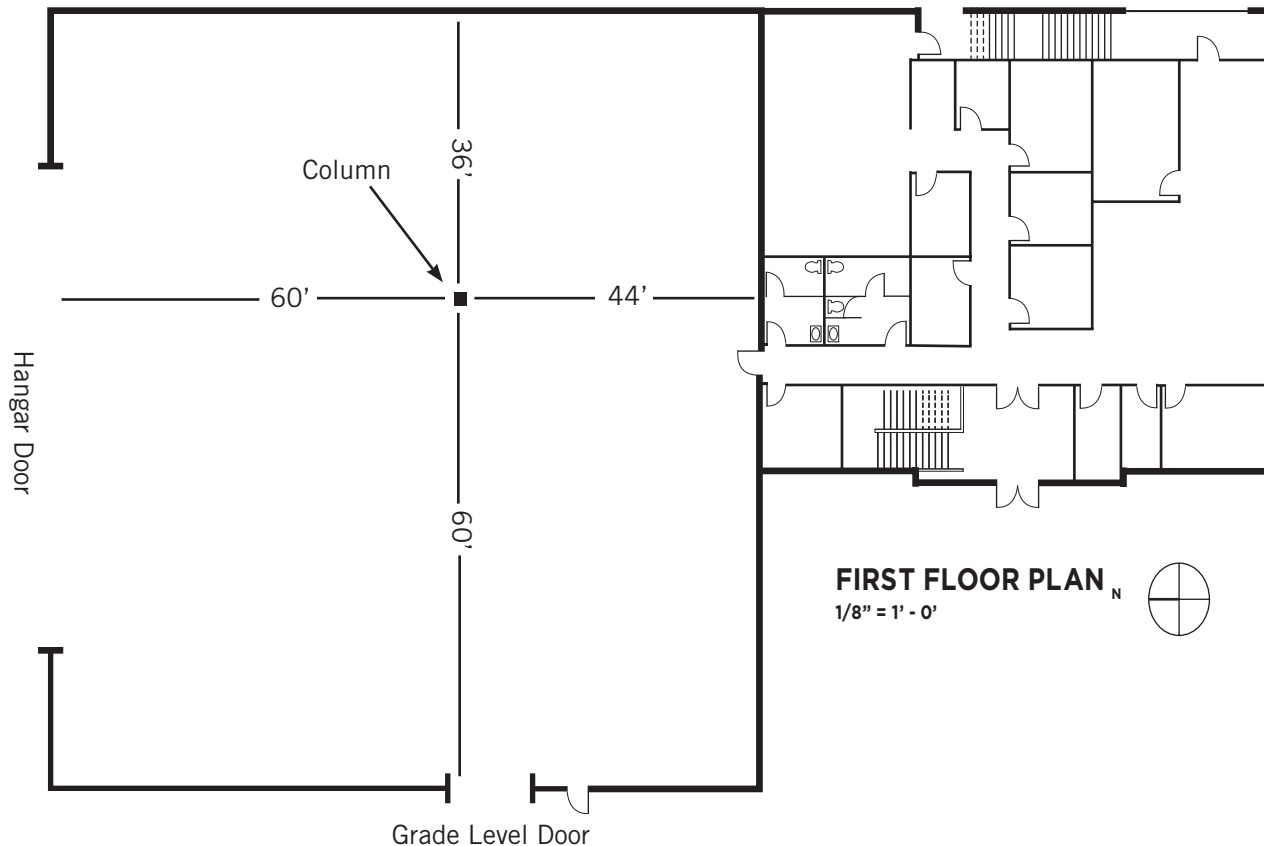
Lease Rate: \$0.99 PSF, NNN

Optional Lot - Add \$0.085 to Above Rate

Sale Price: Submit

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