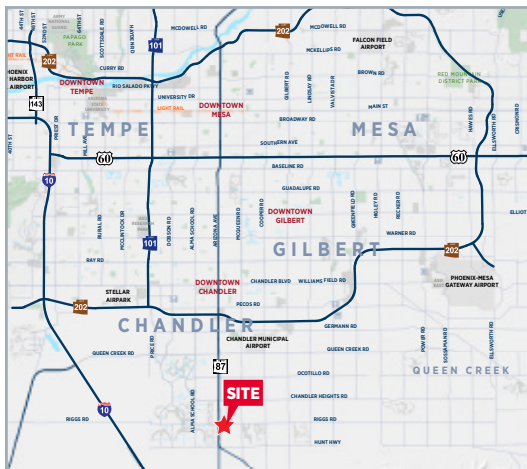


# CONTRACTOR FACILITY FOR LEASE - 11237 E RIGGS RD CHANDLER, ARIZONA



## Property Highlights:

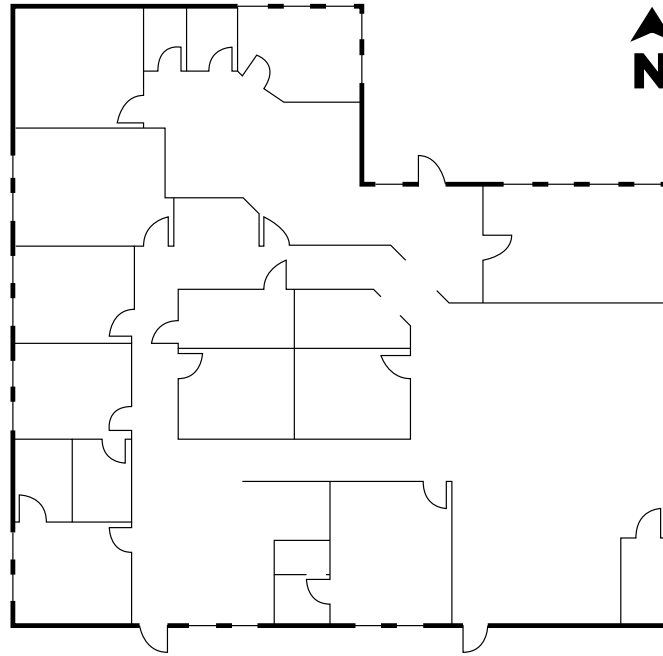
- ±5,518 SF Office Building
- ±20,084 SF Warehouse Building
- Lot: ±5.26 acres
- Yard: Fenced & Drive Through
- Loading: Grade Level (10) 10' x 16'
- Clear Height: 17' minimum
- Power: 400 Amps 277-480  
800 Amps 120-208
- Warehouse: Evaporative Coolers
- Zoning: IND-2 (Maricopa County)
- Year Built: 1997
- Parcel #: 303-58-006Z
- Lease Rate: **\$0.98/SF NNN**



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**OFFICE FLOOR PLAN**



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