

FOR SALE > LAND/BUILD-TO-SUIT

NEC Nevada Street & El Prado Court

CHANDLER, ARIZONA



POTENTIAL RENDERING



Features

- > ±1.866 acres/divisible (Lots 6 and 7)
- > Site plan building size: 22,056 SF

Sale Price

- > Lots 6 & 7 (81,291 SF): \$630,000/\$7.75 per SF
- > Lot 6 (41,245 SF): \$340,000/\$8.25 per SF
- > Lot 7 (40,046 SF): \$320,000/\$8.00 per SF

Contact

PAUL SIECZKOWSKI, SIOR | OWNER/AGENT

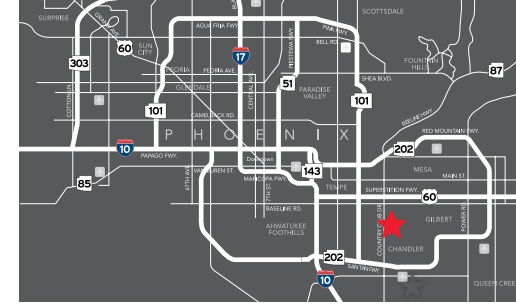
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Features

- › Located in the expanding Westech Corporate Center
- › Rare small lot(s)
- › Excellent build-to-suit opportunity (for sale or lease)
- › Total square footage: $\pm 81,291$ sq.ft. (± 1.866 acres)
Divisible to 41,243 sq.ft. (Lot 6) and 40,046 sq.ft. (Lot 7)
- › Building sizes: $\pm 10,000$ sq.ft. - $\pm 22,000$ sq.ft. with fenced yard, grade and truckwell loading
- › ± 300 feet of Nevada Street frontage and ± 250 feet of El Prado Court frontage
- › Zoning: PAD, City of Chandler
- › Cul-de-sac for truck access
- › Improved lot(s): Water, sewer, electric to site

**WORK HERE,
LIVE HERE,
PLAY HERE**

Chandler, Arizona delivers exceptional amenities and diverse cultural facilities amid a world-class innovation hub. Chandler has been a community built on innovation and community. The addition of nearly 100,000 young, educated, and affluent citizens in the last 10 years, a proven workforce and a mixture of diversified industries in addition to quality retail establishments are reasons why the City of Chandler is an exciting place to live and work. Chandler boasts a strong, high tech employment base that attracts and retains high quality employees, many of whom make Chandler their home.

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