

3195 W Armstrong Place
Chandler, AZ 85286

Kovach HQ | Building 1



±66,813 SF Office/Industrial/ Manufacturing Single-Tenant Building For Sale | \$16,000,000

- Located in the prestigious Price Road Corridor (Numerous Fortune 500 companies)
- Corporate image | Architecture
- \$663,453 Current NOI (4.15% Cap rate)
- Lease expiration October 2026
- Current lease rate well below market
- Minimum 30 ft clear height
- Office 40%, Warehouse 60%
- Covered parking
- Fenced yard/additional parking
- Situated on ±5.16 acres
- Parcel Number: 303-25-754
- Ideal 1031 investment/user facility

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