

# FOR SALE

6505 W. Chandler Boulevard  
Chandler, AZ



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- › ±152,700 square foot facility
- › Situated on ±11.4 acres
- › 100% A/C facility
- › Approximately 95,000 square feet office space (open)
- › Large meeting space seats 100 individuals
- › Three (3) conference rooms
- › Cafe
- › Two (2) labs totalling 18,955 square feet
- › ±22,665 square foot warehouse
- › 4 dock doors, 3 grade level doors
- › ±550 parking spaces
- › Electrical: 3MVA electrical supply; 50kVA UPS; 200kW generator
- › Zoning: I-1, City of Chandler







**SALE PRICE:**  
\$12,950,000  
(\$84.81/SF)







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