



Chandler Industrial Bldg. For Sale



400 E Frye Rd

CHANDLER, AZ 85225

PRESENTED BY:

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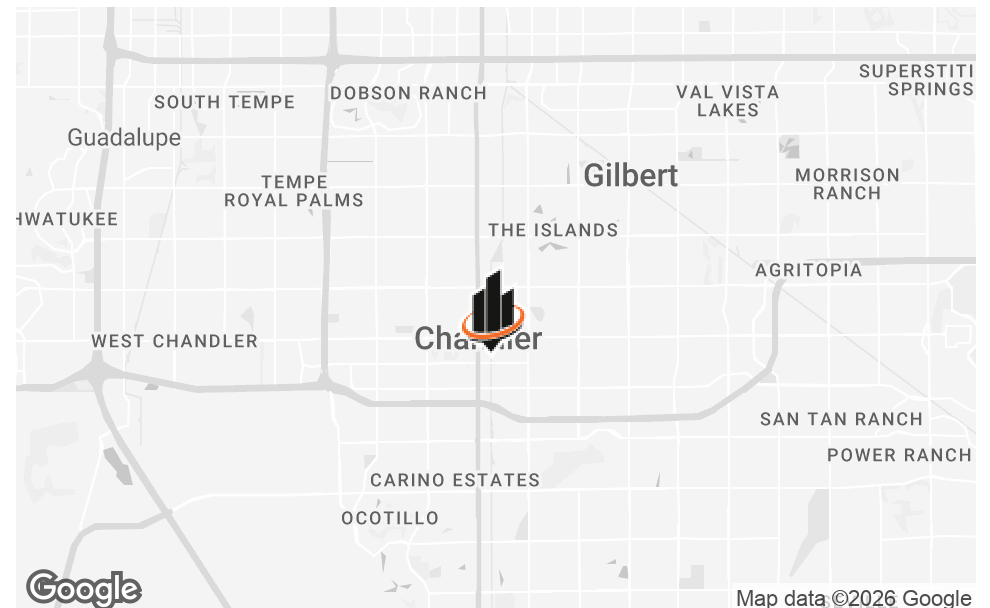
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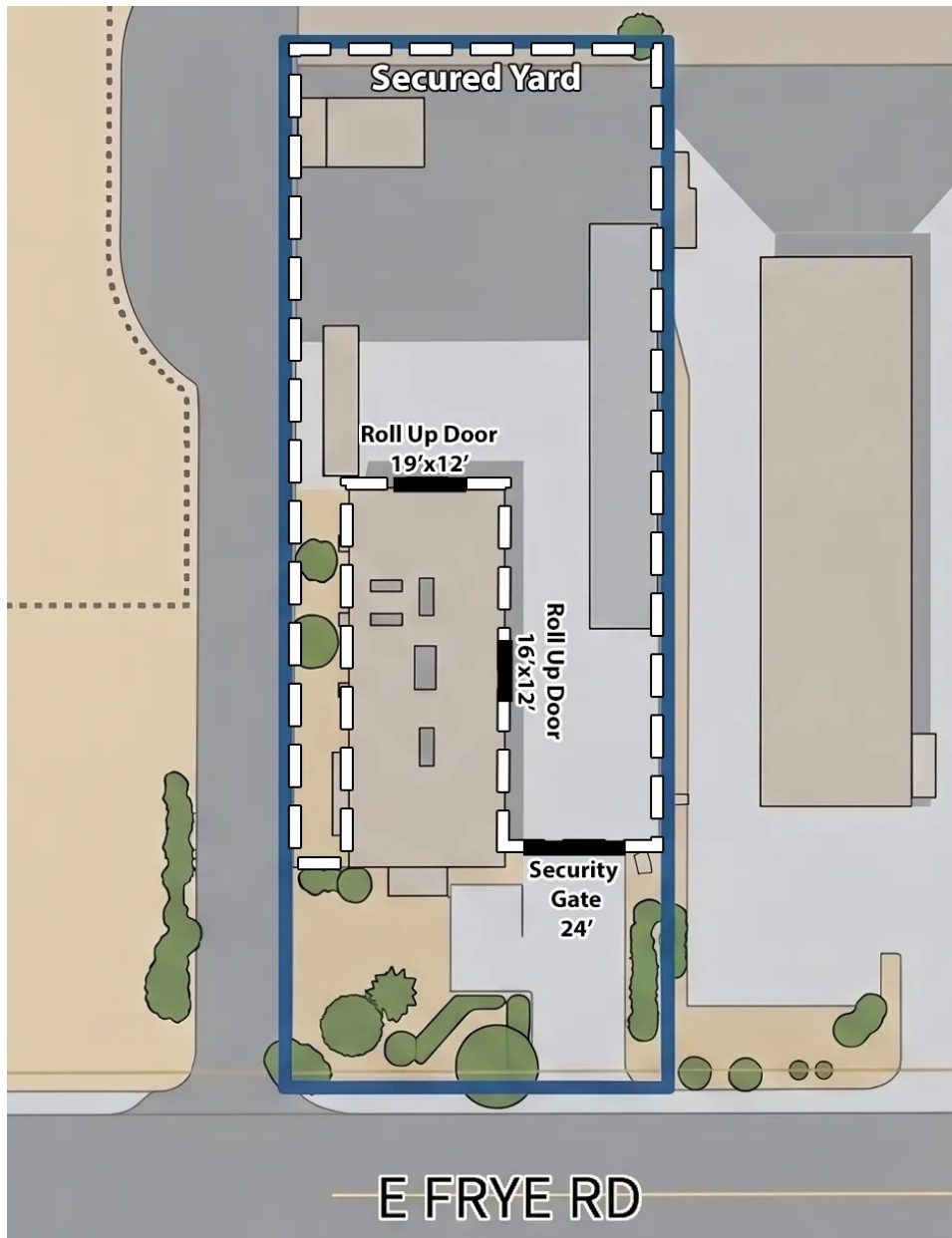
PROPERTY INFORMATION

OFFERING SUMMARY

SALE PRICE	\$1,500,000
PRICE/SF	\$365/SF
BUILDING SIZE	4,100 SF Approx. 25% office/75% Warehouse
LOT SIZE	0.63 AC 27,312 SF
APN	303-11-002R
ZONING	I-2, City of Chandler
CONSTRUCTION YEAR	1987
2025 TAXES	\$5,793.02
ROLL UP DOORS	2 total Grade Level - 19'w x 12'h Grade level - 16'w x 12'h
ROOF	Pitched metal roof
CLEAR HEIGHT	±14 feet
CONSTRUCTION	Corrugated metal w/ frame stucco
FRONTAGE	Frye Rd.
LOT DIMENSIONS	±100w x ±273d



PROPERTY DESCRIPTION



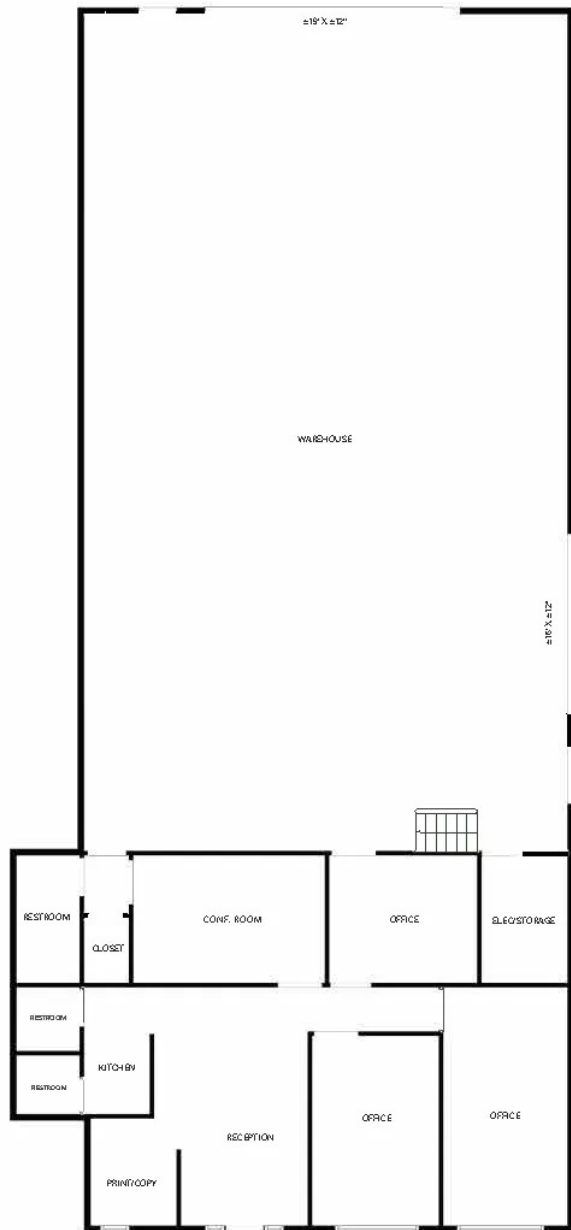
PROPERTY DESCRIPTION

The AZ/OI Team at SVN is pleased to present to the market this $\pm 4,100$ SF industrial warehouse situated on ± 0.63 acres. The property features approximately 25% office buildout, with the balance dedicated to warehouse space. The office area offers a functional layout including a reception area, four private offices, three restrooms, a kitchen/break area, and two access points to the warehouse. The warehouse features a pitched roof, clear heights up to 14 feet, and two oversized grade-level roll-up doors measuring 16' x 12' and 19' x 12'. The secured outdoor storage yard is fully enclosed and accessible through a 24-foot-wide gated entrance, providing ample space for vehicle parking, equipment storage, or additional outdoor operations.

LOCATION DESCRIPTION

Located at just east of Frye Rd. and Arizona Ave. in Chandler, the property benefits from a highly desirable East Valley location within one of Metro Phoenix's premier industrial and technology corridors. The site offers excellent regional connectivity with convenient access to Loop 101, Loop 202, Interstate 10, and US-60, allowing efficient distribution throughout the Phoenix metropolitan area and beyond. The location is also walking distance to Downtown Chandler, numerous restaurants and amenities.

FLOOR PLAN



OFFICE PHOTOS



WAREHOUSE/YARD PHOTOS



RETAILER MAP





DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,317	130,919	315,090
AVERAGE AGE	30.7	36.3	37.8
AVERAGE AGE (MALE)	28.5	35.0	36.7
AVERAGE AGE (FEMALE)	32.0	37.3	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,967	49,953	118,882
# OF PERSONS PER HH	2.8	2.6	2.7
AVERAGE HH INCOME	\$91,921	\$116,715	\$132,002
AVERAGE HOUSE VALUE	\$331,241	\$443,004	\$504,858

2023 American Community Survey (ACS)

