

OWNER/USER WITH
INCOME | ±10,272 SF READY
FOR OCCUPANCY

FOR SALE

2330 S AIRPORT BLVD |
CHANDLER, AZ 85286

CONTACT INFORMATION

MARK CASSELL
PARTNER

mcassell@levrose.com
480.868.8003

JOE JONES
ADVISOR

jjones@levrose.com
480.257.7900

LANDON MCKERNAN
PARTNER

lmckernan@levrose.com
480.294.6571

CAMERON MILLER
ADVISOR

cmiller@levrose.com
480.294.6584



PROPERTY DETAILS

PROPERTY TYPE	INDUSTRIAL/FLEX
SALE PRICE	\$3,400,000 (\$252/SF)
BUILDING SIZE	±13,472 SF
LOT SIZE	±45,017 SF
PARCEL	303-32-986D
ZONING	I-1, CHANDLER



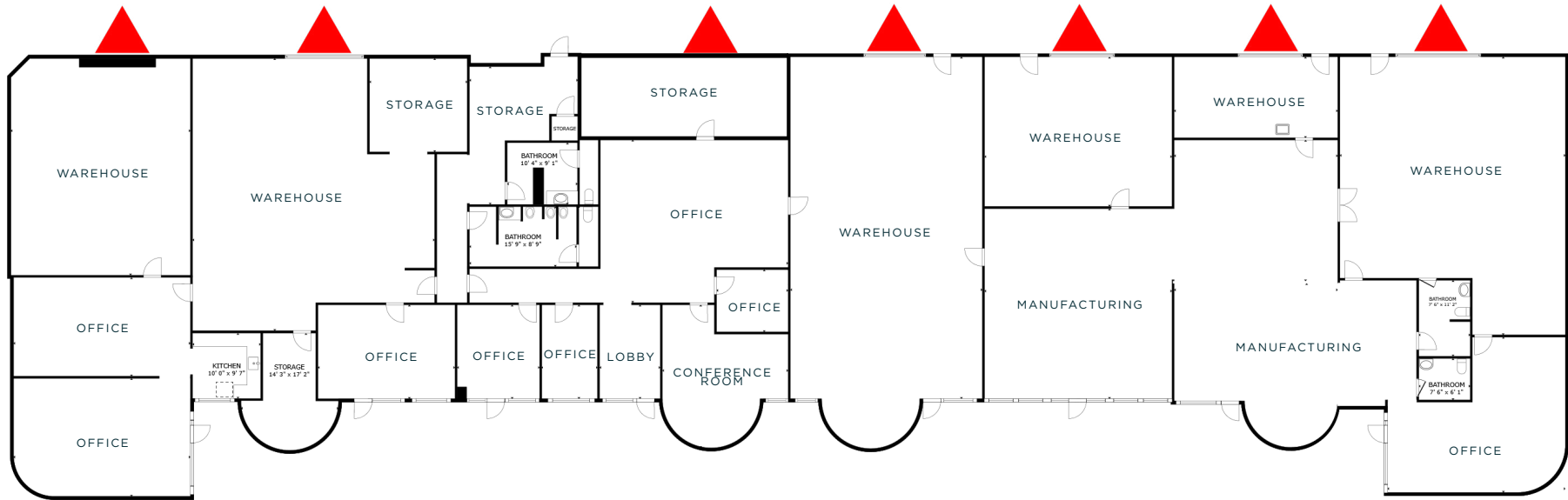
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PROPERTY HIGHLIGHTS

- Seven (7) grade level doors (10' x 10')
- 14' clear height
- 800A 120/208V 3P, Buyer to Confirm
- Majority HVAC
- Block construction
- Built in 1989
- Adjacent to KCHD - Chandler Municipal Airport



FLOOR PLAN | [CLICK TO VIEW VIRTUAL TOUR](#)



 = GRADE LEVEL DOOR

RENT ROLL

CURRENT RENT ROLL

TENANTS	ANNUAL \$/SF	MONTHLY \$/SF	SQ. FT	% OF BUILDING	LEASE BEGIN	LEASE EXPIRATION	CURRENT MONTHLY RENT	CURRENT ANNUAL RENT
Curtis Valve	\$11.06	\$0.92	3,200	24%	8/1/19	7/31/27	\$2,950	\$35,404
Vacant	\$0.00	\$0.00	10,272	76%	TBD	TBD	\$0	\$0
TOTALS:	--	--	13,472	100%	--	--	\$2,950	\$35,404

*Curtis Valve Tenant Responsibilities: utilities and property insurance

PROFORMA RENT ROLL

TENANTS	ANNUAL \$/SF	MONTHLY \$/SF	SQ. FT	% OF BUILDING	LEASE BEGIN	LEASE EXPIRATION	CURRENT MONTHLY RENT	CURRENT ANNUAL RENT
Curtis Valve	\$11.06	\$0.92	3,200	24%	8/1/19	7/31/27	\$2,950	\$35,404
PROFORMA	\$16.82	\$1.40	10,272	76%	-	-	\$14,400	\$172,800
TOTALS:	--	--	13,472	100%	--	--	\$17,350	\$208,204

Curtis Valve has no options to renew



E GERMANN RD

S AIRPORT BOULEVARD

S MCQUEEN RD

AeroGuard
FLIGHT TRAINING CENTER

AERO CHARLIE
AVIATION

AES
AIRCRAFT ENGINE SPECIALISTS

CURTIS VALVES



CHANDLER
MUNICIPAL AIRPORT
CHD

CHANDLER AIR SERVICE

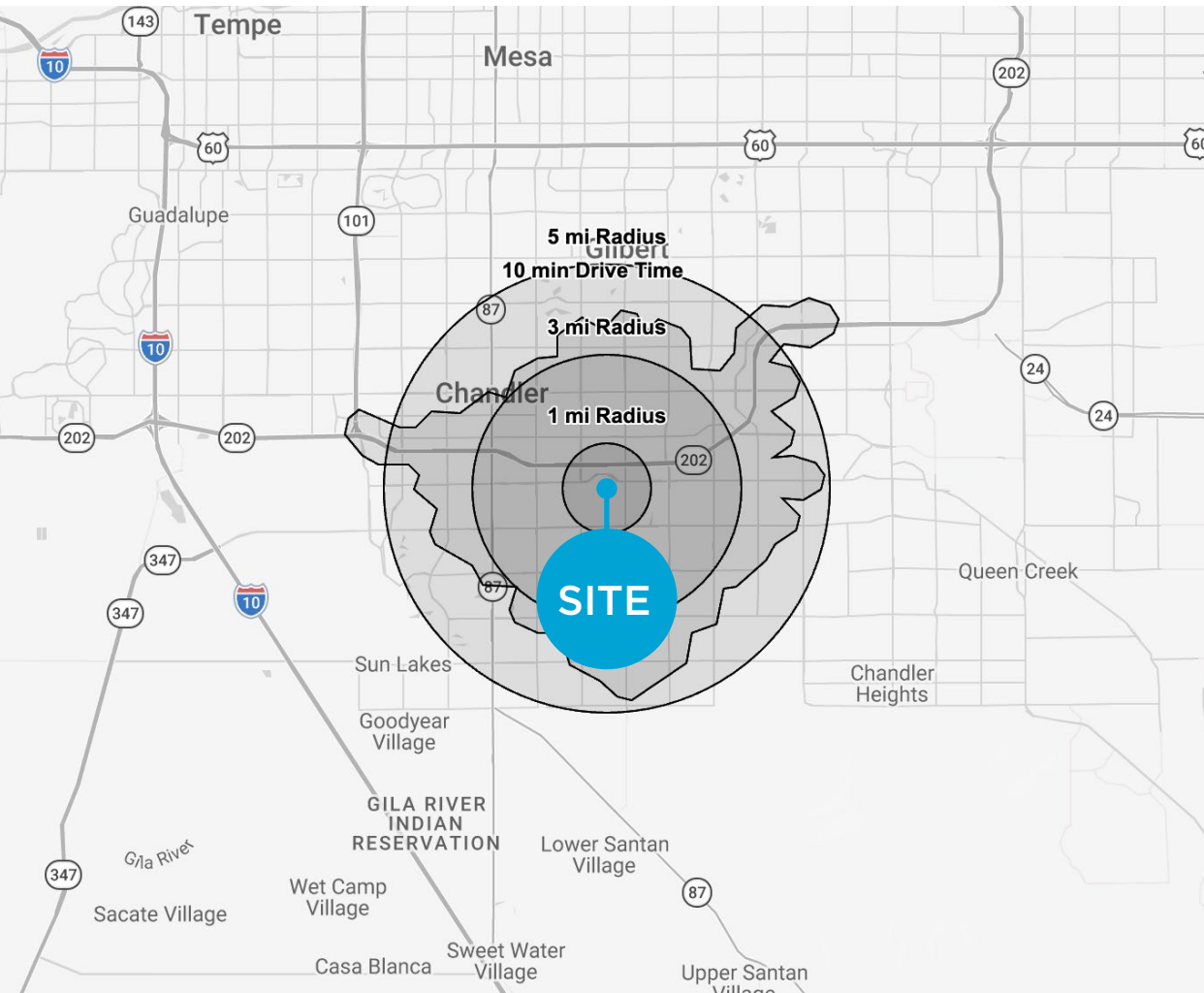
CHANDLER AVIATION

the Hangar
Cafe





DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	4,701	96,339	299,525
2029	5,051	104,315	324,498

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	1,560	31,264	103,600
2029	1,677	33,886	112,412

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$138,173	\$142,915	\$131,142

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$431,217	\$473,938	\$452,162

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	8,607	25,660	89,481

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	561	3,362	11,642

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