

26,191 SF AIR CONDITIONED OFFICE/WAREHOUSE
261 N. Roosevelt Avenue, Chandler, AZ 85226



FOR SALE OR LEASE

www.learizona.com

LEASE RATE REDUCED: \$0.39/\$0.49/\$0.59/SQ. Ft./Month NNN



SALES PRICE: \$2,595,000 (\$99.07/SF)

FOR MORE INFORMATION
PLEASE CONTACT:

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FEATURES:

- 26,191 Sq. Ft. Concrete Tilt Building
- 24,075 SF of Offices (33 Private, 3 Sets of Restrooms)
- 1,600 and 1,000 Amp Electrical Panels
- Constructed by LGE Design Build
- 2,116 SF Evap Cooled Warehouse (16 ½' Clear)
- Fully Fire Sprinklered
- 103 Parking Spaces (3.96:1,000 Ratio, 16 Covered)
- One (1) 12' x 12' Grade Level Door (Second Possible)
- Former Call Center
- \$28,567 2016 Property Taxes
- Located in Southpark Business Center
- **Sales Price: \$2,595,000 (\$99.07/SF)**
- **Lease Rate: \$0.39/Sq. Ft./Month NNN Year 1**
\$0.49/Sq. Ft./Month NNN Year 2
\$0.50/Sq. Ft./Month NNN Year 3



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

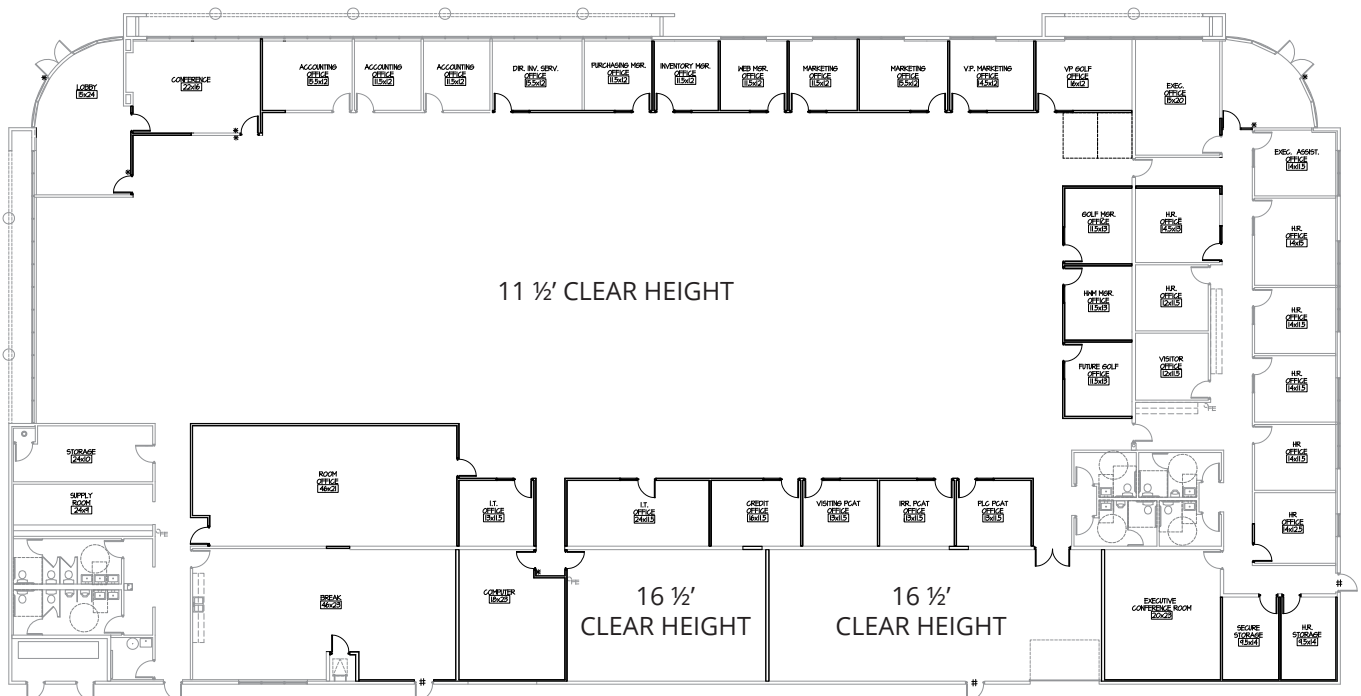
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