

AVAILABLE FOR LEASE
\$14.00/SF NNN



Stellar Business Center

4330 West Chandler Blvd | Chandler, Arizona

Cassidy Turley / Commercial Real Estate Services

Property Highlights:

Available Space: 4330 West Chandler
±26,000 SF (Divisible)

Zoning: PAD, City of Chandler

Parking: 156 Spaces (38 Covered); (6:1000)

Power: 480/277V, 1,600 Amps
with 200 Amp Use Panel

Loading: Grade level

Clear Height: 18'

Features:

- Some clean room and wet lab space on north end
- Centered in the Semi-Conductor/Microchip/ Electronics Corridor
- One mile west of Chandler Fashion Center
- Exceptional visibility and high traffic counts on Chandler Blvd.
- 101 Freeway - Located 1 mile East
- 202 Freeway - Located 1 mile South
- I-10 Freeway - Located 3.5 miles West

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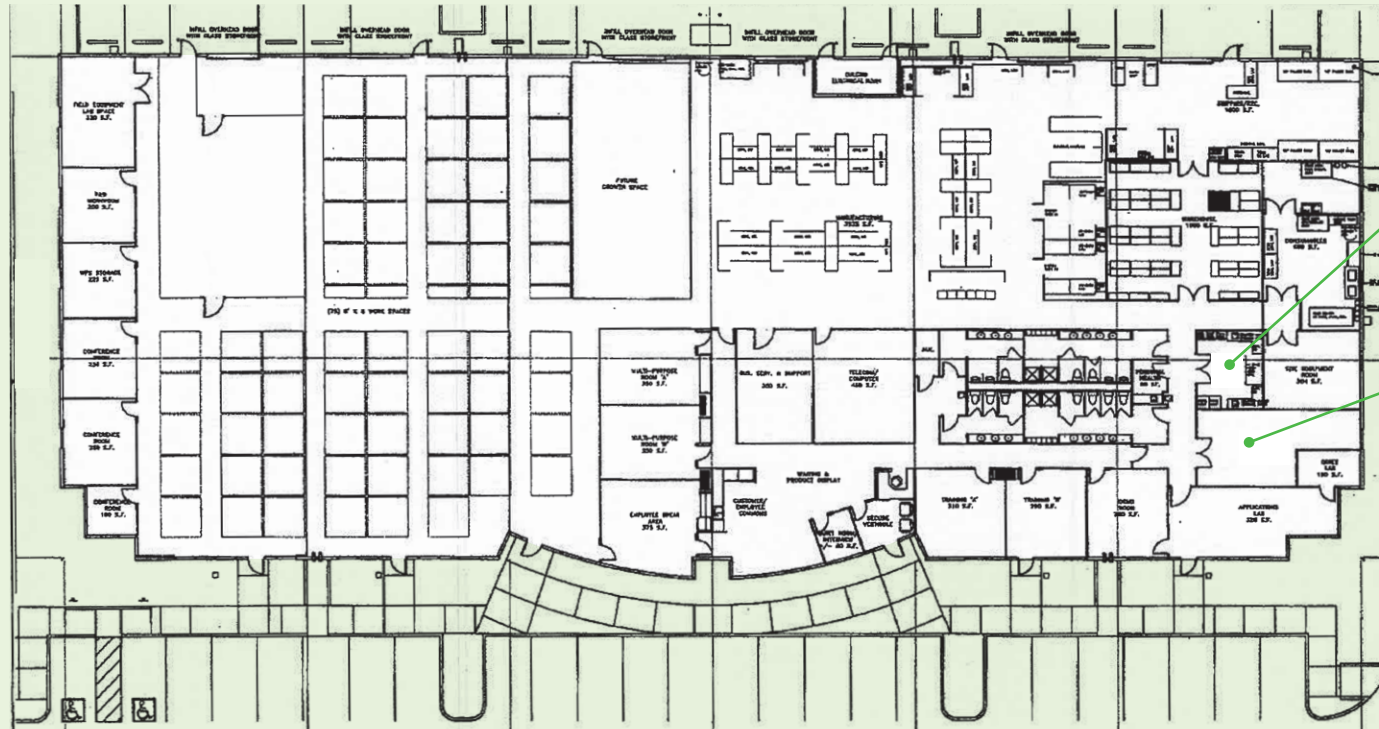


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Full Building: 26,000 SF



Wet Lab

Class 10,000
Clean Room

