

# 33 S 56th Street

Lease Opportunity \$.79/SF/MO NNN



56TH ST.

±42,569 SF Freestanding Creative Office/Showroom/Warehouse Building With Yard

**unbound**  
DEVELOPMENT

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## Location Features

- ▶ Full diamond at Chandler Blvd. & I-10
- ▶ Prominent Chandler Blvd. exposure
- ▶ 56th Street frontage
- ▶ Santan & South Mountain Loop 202 access
- ▶ Chandler Blvd.: 36,000 cars per day
- ▶ 56th Street: 15,000 cars per day
- ▶ Proximity to several retail amenities

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## Property Features

- ▶ ±42,569 SF freestanding building
- ▶ ±12,344 SF showroom/office
- ▶ ±30,225 SF evap cooled warehouse
- ▶ 111 parking stalls
- ▶ 3.2 acre lot
- ▶ Zoned PAD, City of Chandler
- ▶ PAD ALLOWS FOR SHOWROOMS & RETAIL SALES
- ▶ 2007 construction by Sunstate Builders
- ▶ APN 301-85-218
- ▶ 2019 property taxes: \$50,215
- ▶ SOLAR PANELS on roof

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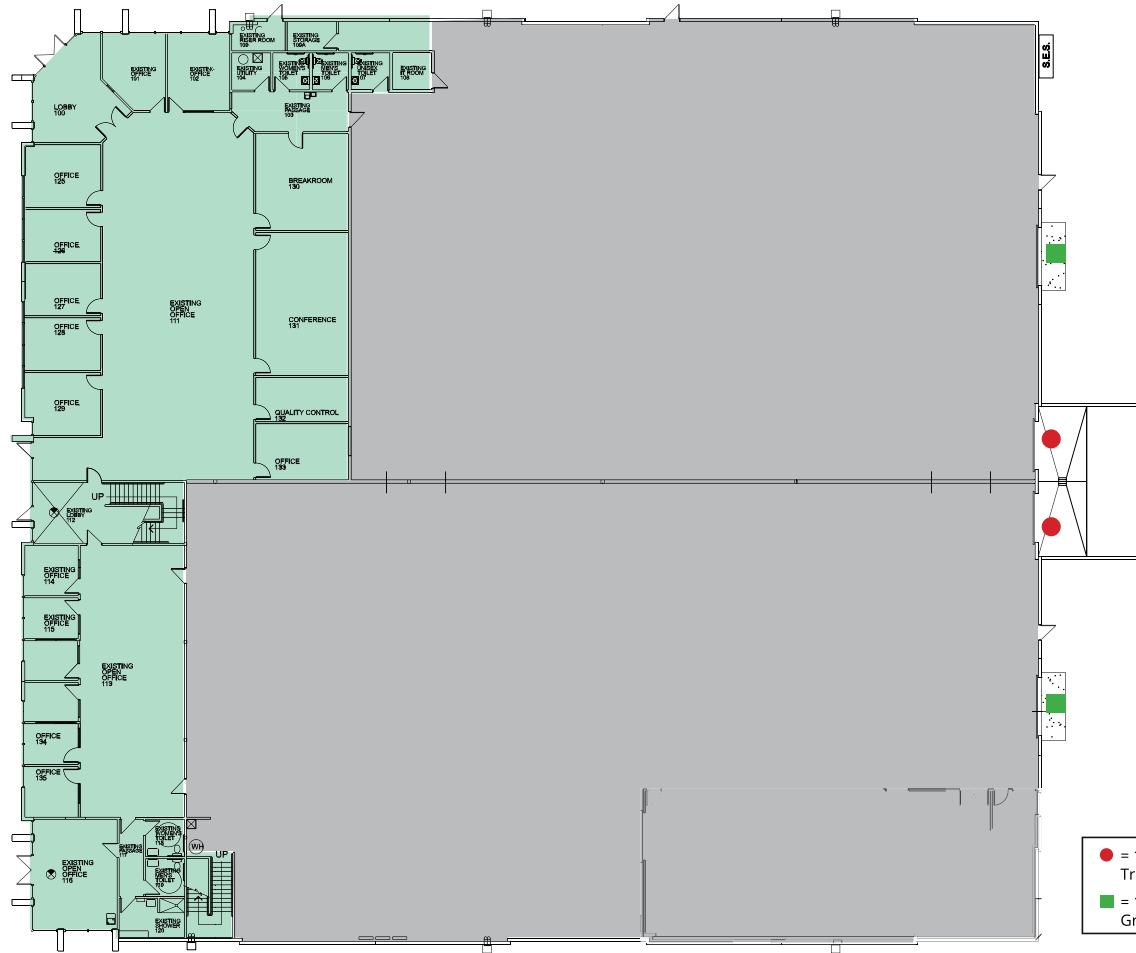
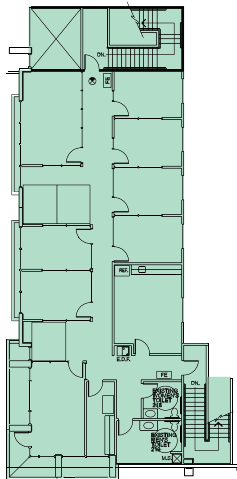
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FULL BUILDING FLOOR PLAN  
±42,569 SF

2<sup>ND</sup> FLOOR OFFICE



● = 10' X 10'  
Truckwell Door  
■ = 12' X 14'  
Grade Level Door

## Building Features

- ▶ ±42,569 SF freestanding building
- ▶ ±12,344 SF showroom/office
- ▶ ±30,225 SF evap cooled warehouse
- ▶ ±1 acre secured gated yard
- ▶ (2) 10' X 10' truck well doors
- ▶ (2) 12' X 14' grade level doors
- ▶ 24' clear height
- ▶ ±1,800 amps, 277/480

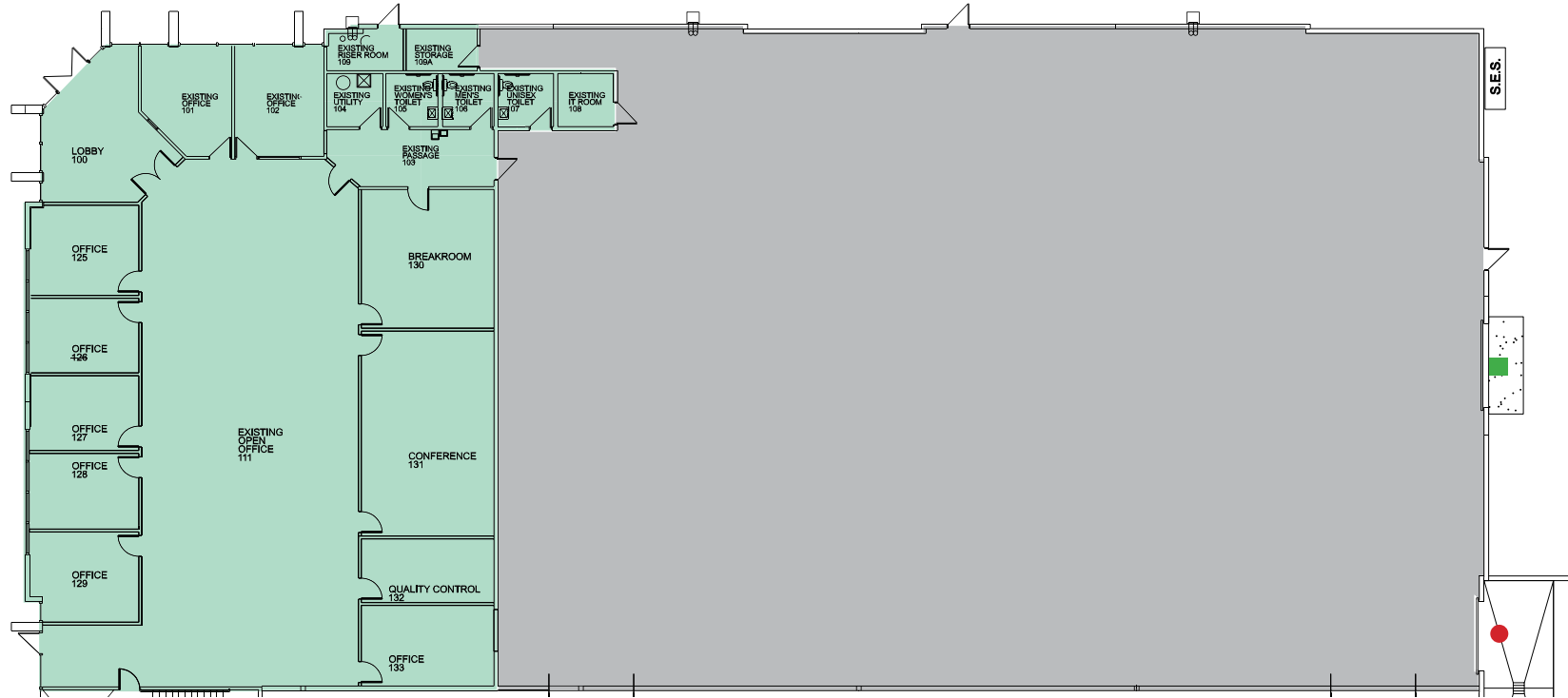
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# 33 S 56th Street



SUITE 1 FLOOR PLAN  
±19,950 SF

## Suite 1 Features

- ▶ ±19,950 SF
- ▶ ±6,350 SF showroom office
- ▶ ±13,600 SF evap cooled warehouse
- ▶ (1) 12x14 grade level door
- ▶ (1) 10x10 truck well door
- ▶ (3) bathrooms – 1 in warehouse
- ▶ (9) private offices
- ▶ Highly visible from Chandler Blvd.

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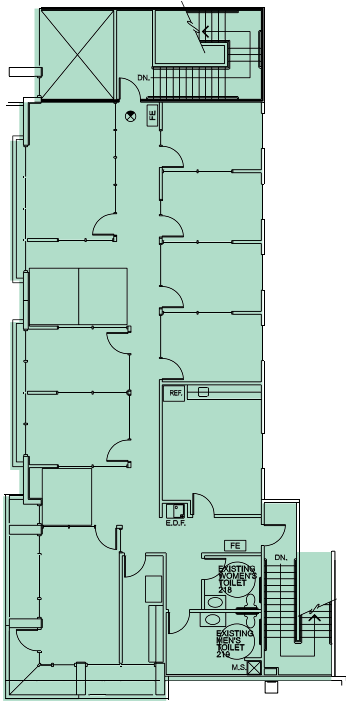
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## SUITE 2 FLOOR PLAN

# ±22,619 SF

### 2ND FLOOR OFFICE



- = 10' X 10' Truck Well Door
- = 12' X 14' Grade Level Door



### Suite 2 Features

- ▶ ±22,619 SF
- ▶ ±5,954 SF office
- ▶ ±2,669 SF 2nd story office
- ▶ ±16,625 SF evap cooled warehouse
- ▶ (1) 12x14 grade level door
- ▶ (1) 10x10 truck well door
- ▶ ±2,500 SF AC room in warehouse

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