

### 400 E Ray Rd – 75,490 SF – Divisible

STREET ADDRESS	<u>400 E Ray Rd</u>	BUILDING SIZE	<u>75,490 SF</u>
CITY/STATE/ZIP	<u>Chandler, AZ 85225</u>	AVAILABLE SQ.FT.	<u>75,490 SF</u>
MAJOR X-ROADS	<u>Arizona Ave &amp; Ray Rd</u>	DIVISIBLE	<u>23,365 SF ("A") &amp; 52,125 SF ("B")</u>
YEAR BUILT	<u>1973</u>	LAND SIZE (ACRES)	<u>Part of Larger</u>
		ZONING	<u>I-2</u>
<b>BUILDING SPECIFICATIONS</b>			
CONSTRUCTION	<u>Metal</u>	AMP	<u>GRND. LEVEL 1 (20'x13') 1 (18'x13') 2 (14'x13')</u>
CLEARANCE	<u>20'-27'</u>	VOLT	<u>277/480</u>
ROOF TYPE	<u>Metal Insulated</u>	PHASE	<u>3</u>
SKYLIGHTS	<u>Yes</u>	SPRINKLERS	<u>Yes</u>
RESTROOMS		AIR CONDS	<u>Evap Cooler</u>
			<u>DOCK HI(#)</u> 1 (15'x12') 1 (14'x16') 1 (12'x14')
			<u>CRANES</u> Various size structures
			<u>RAIL</u> No
<b>LAND</b>		<b>UTILITIES</b>	
DIMENSIONS	<u>608' x 585'</u>	POWER CO	<u>SRP</u>
YARD	<u>+/- 3 Acre</u>	GAS CO	
PARKING	<u>Ample</u>	WATER CO	<u>City of Chandler</u>
		SEWER CO	<u>City of Chandler</u>
		<b>TAXES</b>	
		2009 TOTAL	<u>\$37,640.12 (86%)</u>
			<u>\$0.042/SF/Mo.</u>
PARCEL NUMBER	<u>302-40-002R, 002S * Total building square footage: 86,320 SF (3 Buildings)</u>		

**LEASE RATE: \$15,000 /Mo./IG (\$0.20/SF)**

### UNIT "A" - 23,365 SF Warehouse/Office/Showroom

BUILDING SIZE	<u>23,365 SF</u>	AMPS		GRND. LEVEL	<u>1 (15'x12') 1 (14'x16') 1 (12'x14')</u>
OFFICE	<u>2,920 SF</u>	VOLTS	<u>277/480 Volts</u>	DOCK HI(#)	<u>1 (12'x14')</u>
YARD	<u>1.89 Acres</u>	TAXES	<u>\$13,174 (35%)</u>		
DIMENSIONS	<u>515' x 160'</u>		<u>\$0.05/SF/Mo.</u>		
PARKING	<u>Ample</u>				
NOTES	<u>Ray Rd Frontage. Paved, fenced &amp; lighted storage yard.</u>				

**LEASE RATE: \$9,500 /Mo./IG (\$0.415/SF)**

### UNIT "B" – 52,125 SF Warehouse

BUILDING SIZE	<u>52,125 SF</u>	AMPS	<u>1,000 Amps</u>	GRND. LEVEL	<u>1 (20'x13') 1 (18'x13') 2 (14'x13')</u>
OFFICE	<u>Build-to-suit</u>	VOLTS	<u>277/480 Volts</u>	DOCK HI(#)	<u>None</u>
YARD	<u>1.25 Acres</u>	TAXES	<u>\$24,466 (65%)</u>		
DIMENSIONS			<u>\$0.04/SF/Mo.</u>		
PARKING	<u>Ample</u>				
NOTES	<u>Auto Roll-up doors, 23' Column spacing with 110' bays</u>				

**LEASE RATE: \$10,000 /Mo./IG (\$0.19/SF)**

#### INSPECTION & POSSESSION

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