

400 E Ray Rd - (Unit B)

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>52,125 SF</u>
MAJOR X-ROADS	<u>Arizona Ave & Ray Rd</u>	DIVISIBLE	<u>No</u>
YEAR BUILT	<u>1973</u>	LAND SIZE (ACRES)	<u>Part of Larger</u>
		ZONING	<u>I-2</u>

BUILDING SPECIFICATIONS

CONSTRUCTION	<u>Metal</u>	AMP	<u>1,000</u>	GRND. LEVEL	<u>1 (20'x13') 1 (18'x13') 2 (14'x13')</u>
CLEARANCE	<u>20'-27'</u>	VOLT	<u>277/480</u>	DOCK HI(#)	<u>None</u>
ROOF TYPE	<u>Metal Insulated</u>	PHASE	<u>3</u>	TRUCKWELL	<u>None</u>
SKYLIGHTS	<u>Yes</u>	SPRINKLERS	<u>Yes</u>	CRANES	<u>Various size structures</u>
RESTROOMS	<u>1</u>	AIR CONDS	<u>Evap Cooler</u>	RAIL	<u>No</u>
DIMENSIONS	<u>Aprox. 230' x 240'</u>				

NOTES Automatic Roll-up doors, 23' Column spacing with 110' bays.

OFFICE SPECIFICATIONS

None. Owner will build-to-suit if required.

LAND

DIMENSIONS	<u>608 'x 585'</u>
YARD	<u>1.25 Acre</u>
PARKING	<u>Ample</u>

UTILITIES

POWER CO	<u>SRP</u>
GAS CO	<u></u>
WATER CO	<u>City of Chandler</u>
SEWER CO	<u>City of Chandler</u>

LEASE INFO

PRICE	<u>\$10,000/Mo. (\$0.19/SF)</u>
TYPE	<u>Ind. Gross</u>

TAXES

2009 TOTAL	<u>\$37,640.12</u>
ALLOCATION % TO SUBJECT	<u>65%</u>
PER SF / MO	<u>\$0.04</u>
AMOUNT	<u>\$24,466.00 (65%)</u>

PARCEL NUMBER 302-40-002R, 002S

INSPECTION & POSSESSION

NAME	<u>Carl K. Johnson, SIOR</u>
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