DAUM
COMMERCIAL REAL ESTATE SERVICES

Property Summary
Exclusive Listing of DAUM Commercial Real Estates Services

Arizona Ave (SR 87) & Chandler Heights Rd

CITY/STATE/ZIP	Chandler, AZ 85248	LAND SIZE	9 3/4, 33 or 43 Acres
MAJOR X-ROADS	South of the Southeast Corner of Arizona Ave (SR 87) and Chandler Heights Rd	ZONING	Maricopa County Industrial (I-2 & I-3)*

NOTES

2,080 FT - Arizona Ave Frontage
21,500 Cars /24 hours
***Chandler Master Planned As:** Mixed Use Employment, Light Industrial & possibly High Density Residential

LAND

DIMENSIONS: Irregular

UTILITIES

POWER CO	SRP Overhead Distribution Lines
GAS CO	
WATER CO	Chandler: 16" Line in Arizona Ave
SEWER CO	Chandler: 12" Line in Chandler Heights Rd & Riggs Rd

LEASE INFO

PRICE	Not For Lease
TYPE	

SALE INFO

Lot	PRICE
A: 93/4 +/- Acres	$6.00 SF
B: 33 +/- Acres	$5.50 SF
Total: 43 +/- Acres	$5.30 SF

TAXES

AMOUNT	$22,159.40
YEAR	2007

PARCEL NUMBER: 303-53-012-M, 012-N

INSPECTION & POSSESSION

NAME	**Carl K. Johnson, SIOR**
PHONE NUMBER	(602) 575-2317
FAX NUMBER	(602) 575-2337
EMAIL	Carl.Johnson@daumcommercial.com

NAME	**Benjamin L. Johnson**
PHONE NUMBER	(602) 575-22318
FAX NUMBER	(602) 575-22338
EMAIL	Ben.Johnson@daumcommercial.com

The information herein has been obtained from various sources. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective buyer or lessee should independently verify all information contained herein. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. By accepting this information, it is agreed that all negotiations regarding this property shall be made through DAUM Commercial Real Estates Services.