



# Stellar Business Park

4340 - 4350 West Chandler Blvd | Chandler, Arizona

Cassidy  
Turley BRE  
Commercial

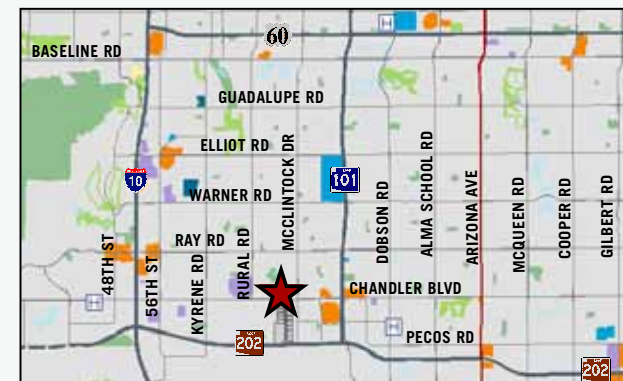


## Property Highlights:

Available Space:	6,174 SF:	\$1.05/SF/mo GRS
	7,912 SF:	\$0.88/SF/mo GRS
	11,430 SF:	\$0.79/SF/mo GRS
	12,328 SF:	\$1.05/SF/mo GRS
Zoning:	I-1, City of Chandler	
Parking Ratio:	4.35:1,000 SF	
Power:	200-400 amps 277/480 per unit	
Loading:	Grade level - truckwell capable	
Clear Height:	18'	

## Features:

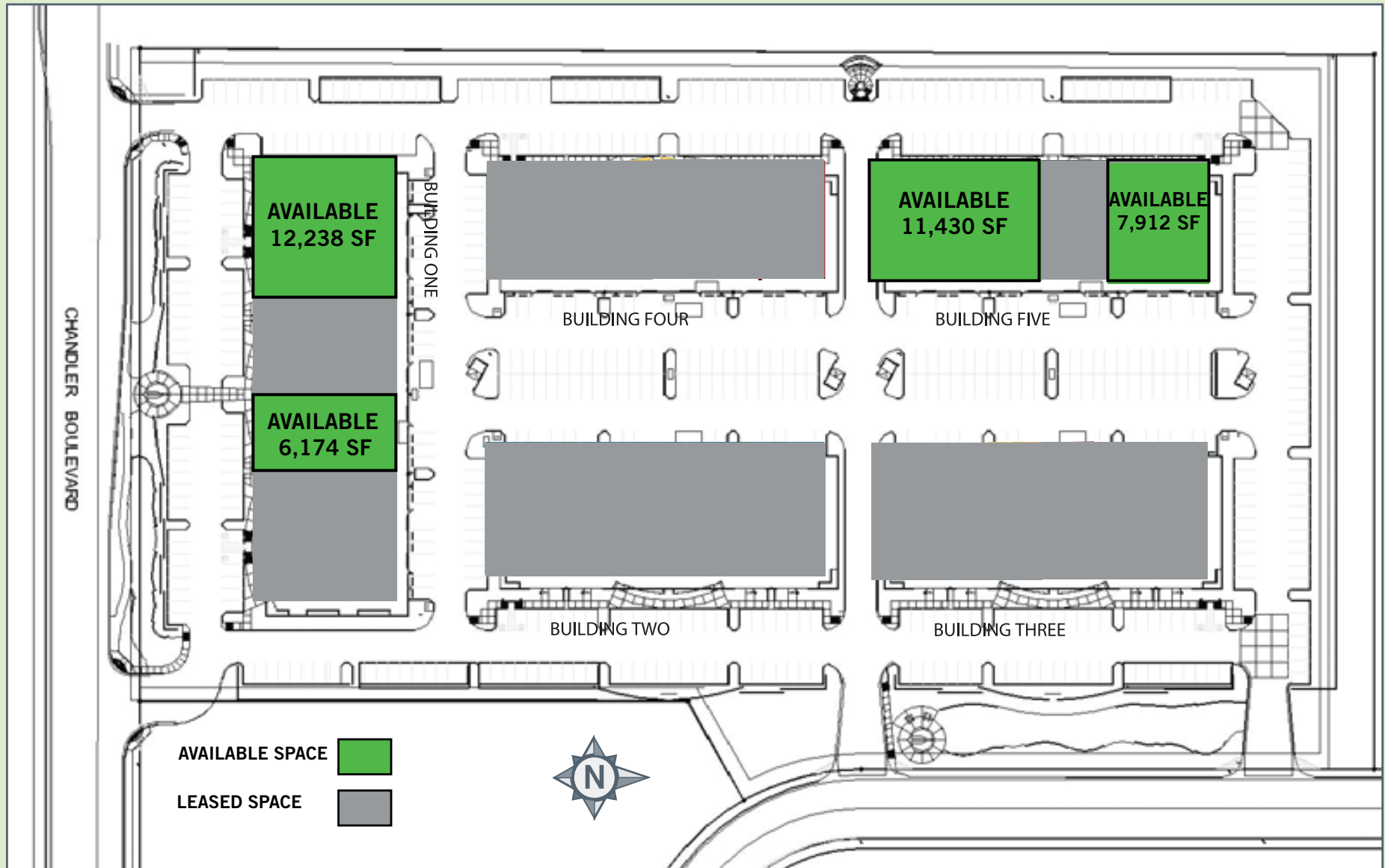
- Centered in the Semi-Conductor/ Microchip/Electronics Corridor
- Area Amenities: one mile west of Chandler Fashion Center
- Exceptional visibility and high traffic counts on Chandler Blvd.
- Access:
  - 101 Freeway - Located 1 mile East
  - 202 Freeway - Located 1 mile South
  - I-10 Freeway - Located 3.5 miles West



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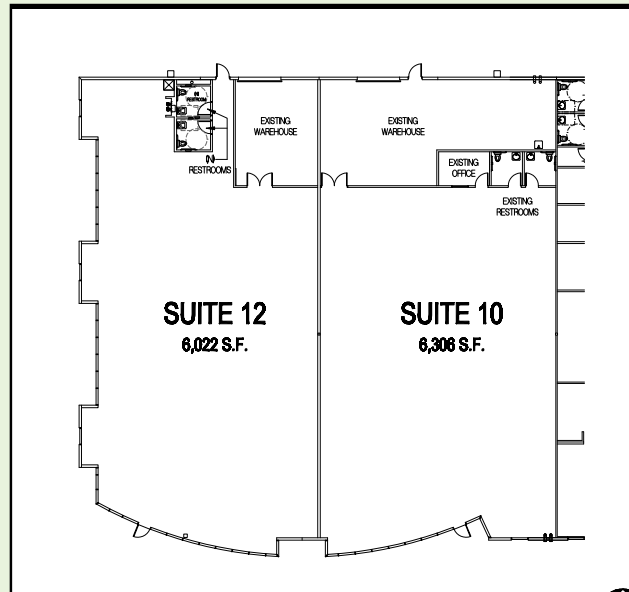


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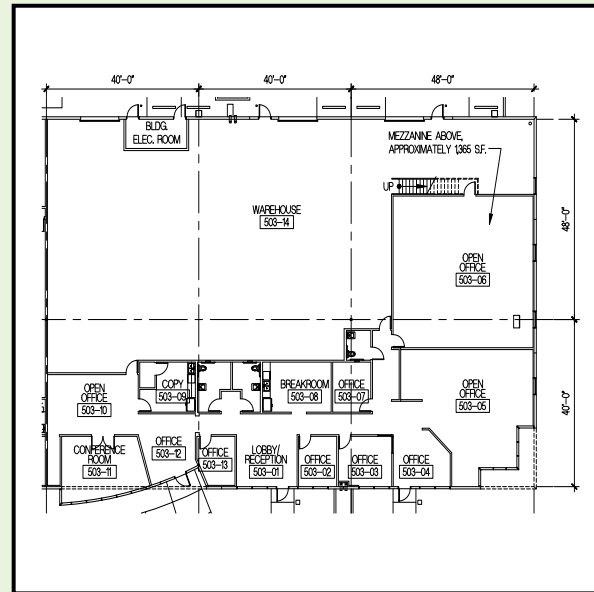
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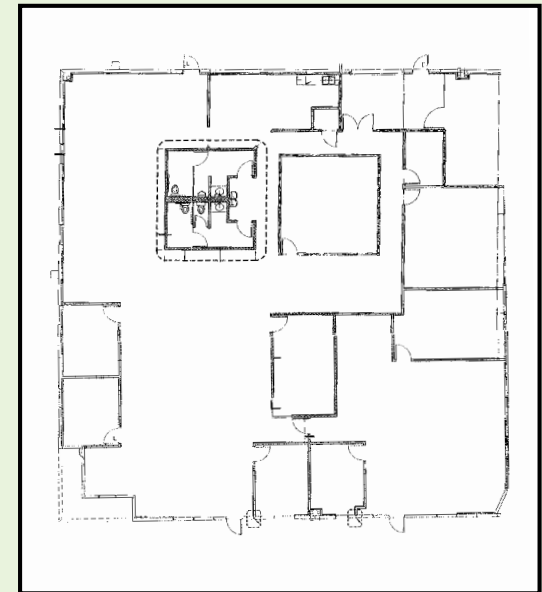
Building 1, Suite 10, 12



Building 5, Suite 3



Building 5, Suite 9



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