# INDUSTRIAL OFFICE SPACE

2221 W Pecos Rd, Suite 12 | Chandler, AZ 85224

**Leasing Opportunity**

Offering Memorandum

***Suite 12 For Lease | San Tan Dobson Business Park***

# Exclusively Listed By

**Holden Kays**
Associate
**(602) 609-4632**
**holden.kays@matthews.com**
License No. SA718882000 (AZ)

**Erik Manarino**
Vice President
**(602) 975-0808**
**erik.manarino@matthews.com**
License No. SA686808000 (AZ)

**David Harrington**
Broker of Record
listings@matthews.com
Broker Lic. No.: BR715518000 (AZ)
Firm Lic. No.: CO701910000 (AZ)

MATTHEWS™

# Property Highlights

## Property Highlights

- **Move-In Ready Opportunity:** ±3,006 SF industrial condominium available September 1, 2026, offering an ideal footprint for a variety of business operations.
- **Versatile Industrial Office Layout:** PAD zoning accommodates a wide range of users including medical, office/warehouse, light industrial, technology, distribution, showroom, professional services, and service businesses.
- **Established Business Park Setting:** Located within the professionally managed San Tan Dobson Business Park, providing a clean, attractive business environment with strong curb appeal.
- **Exceptional Regional Connectivity:** Immediate access to Loop 202 (Santan Freeway), Loop 101, Interstate 10, Chandler Boulevard, Dobson Road, and the Price Road Corridor, placing the property in the heart of Chandler's premier employment district.
- **Attractive Lease Terms:** Offered at $1.45/SF NNN with flexible lease structures and negotiable tenant improvements, providing an excellent opportunity for a wide range of office and business users.


N
Chandler Regional Medical Center
A Dignity Health Member
Emergency Room
±429 Beds | ±1,700 Employees
Silverton Ranch
±335 Neighborhood Homes
WD
Software Company
±1,500 Employees
Subject Property
W Pecos Rd ± 12,420 VPD
Silverton Ranch
±335 Neighborhood Homes
Neighboring Hotels
Hampton by Hilton
HOMEWOOD SUITES by Hilton
DRURY HOTELS
Neighboring Hotels
WOODSPRING SUITES
AN EXTENDED STAY HOTEL
COUNTRY INN & SUITES
EVERHOME SUITES
Fairfield BY MARRIOTT
202
± 165,640 VPD
Banner Health.
Ocotillo Medical Center
Medical Center
±124 Beds | ±900 Employees
Vensure
Employer Solutions
Headquarters
2,000+ Employees
±400 New Jobs Planned in Chandler
Vineyards
±421 Neighborhood Homes
NORTHROP GRUMMAN
Launch Vehicles Headquarters
2,700+ Employees
One of Chandler's Largest Employers
WELLS FARGO
Business Center
±5,500 Employees
Chevron
AutoZone
Montage at Pecos Ranch
±258 Units
S Prince Rd ± 33,600 VPD
S Dobson Rd ± 22,000 VPD
H5 DATA CENTERS
Corporate Office
±150 Employees
Vive
±194 Units
W Germann Rd ± 13,370 VPD
fry's
PNC
CyrusOne
Data Entry Center
±150 Employees

**2221 W Pecos Rd, Suite 12**
Chandler, AZ 85224

**±3,006 SF**
Suite Size

**2005**
Year Built

**PAD**
Flexible Business Zoning

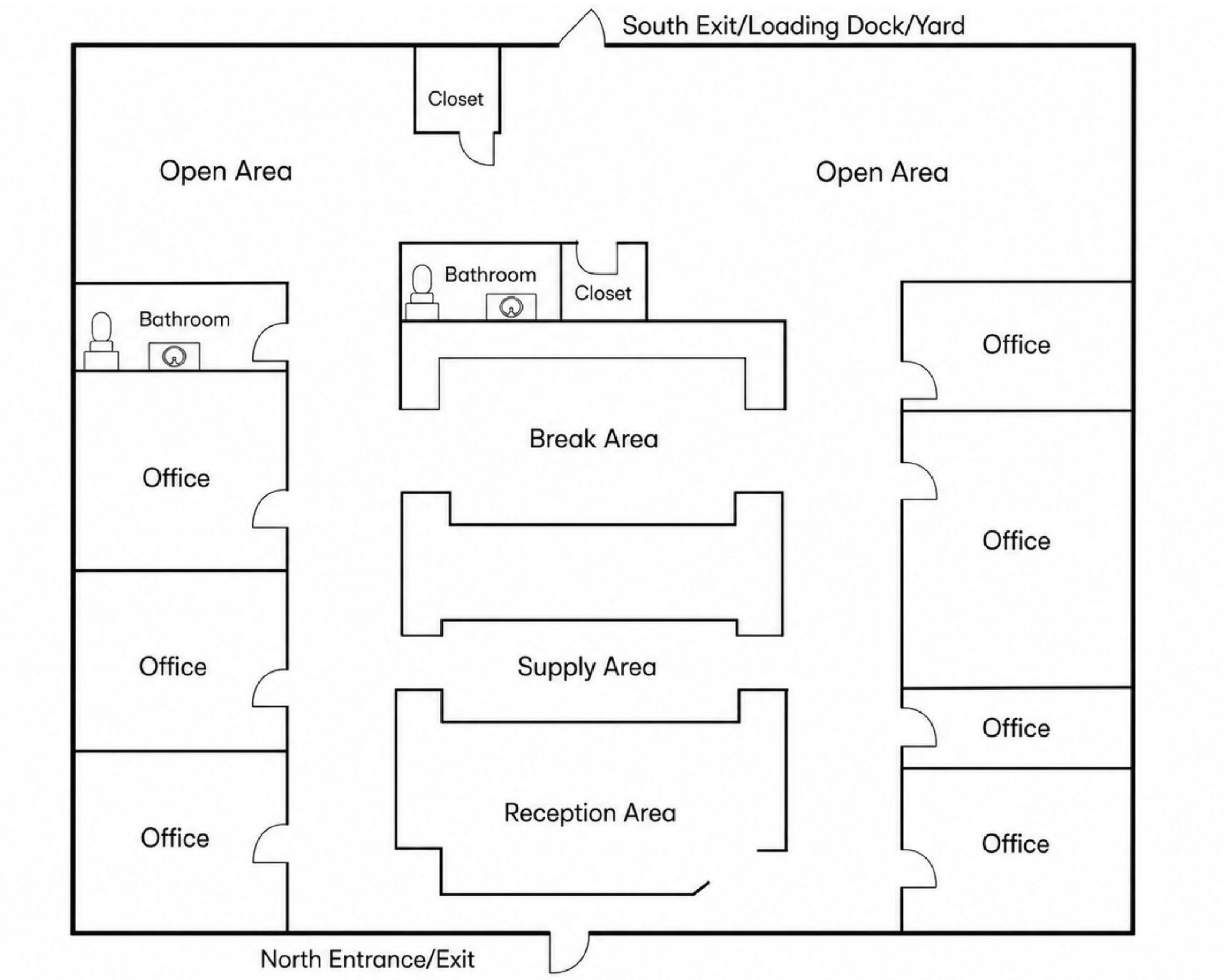
**303-25-698**
APN

# Lease Overview

| | | | |
|---|---|---|---|
| **$1.45/SF NNN** | **Flexible** | **9/1/2026** | **Negotiable** |
| *Lease Rate* | *Lease Term* | *Available* | *Tenant Improvements* |

# PROPERTY PHOTOS

# FLOOR PLAN


South Exit/Loading Dock/Yard
Closet
Open Area
Open Area
Bathroom
Closet
Bathroom
Office
Break Area
Office
Office
Office
Supply Area
Office
Reception Area
Office
Office
North Entrance/Exit

# CHANDLER, AZ

Market Demographics

**278,123**
Total Population

**+16.9%**
Population Growth (2010–2020)

**151,526**
Employed Population

**2.7M+ Labor Force**
Phoenix Metro Workforce

**Local Market Overview**

Chandler, Arizona is one of the premier business hubs in the Greater Phoenix Metropolitan Area, recognized for its strong economy, educated workforce, and business-friendly environment. Anchored by leading technology, aerospace, finance, and advanced manufacturing companies, the city continues to attract corporate users and support long-term industrial growth.

With excellent access to Loop 101, Loop 202, Interstate 10, and Phoenix Sky Harbor International Airport, Chandler offers exceptional regional connectivity. Combined with a growing, affluent population, highly rated schools, and strong quality of life, the city remains a highly desirable location for businesses seeking to establish or expand their operations.

| Population | 1-Mile | 3-Mile | 5-Mile |
|---|---|---|---|
| Five-Year Projection | 14,519 | 111,905 | 246,535 |
| Current Year Estimate | 13,501 | 112,780 | 252,528 |
| 2020 Census | 11,800 | 111,558 | 257,944 |
| Growth Current Year-Five-Year | 7.54% | -0.78% | -2.37% |
| Growth 2020-Current Year | 14.42% | 1.10% | -2.10% |
| **Households** | **1-Mile** | **3-Mile** | **5-Mile** |
| Five-Year Projection | 6,163 | 44,982 | 99,511 |
| Current Year Estimate | 5,616 | 44,950 | 101,024 |
| 2020 Census | 4,798 | 42,843 | 98,817 |
| Growth Current Year-Five-Year | 9.75% | 0.07% | -1.50% |
| Growth 2020-Current Year | 17.05% | 4.92% | 2.23% |
| **Income** | **1-Mile** | **3-Mile** | **5-Mile** |
| Average Household Income | $134,301 | $142,457 | $151,033 |

# Phoenix Industrial Performance

**$5.1B+**
Sales Volume

**11.6%**
Vacancy Rate

**6.7%**
Market Cap Rate

**$188**
Price Per
Square Foot

**21.8M**
Square Feet
Under Construction

**$13.10**
Asking Rent
Per Square Foot

Phoenix's industrial market continues to demonstrate strong investment activity and sustained tenant demand, supported by its role as a key Southwest logistics and manufacturing hub.While elevated development levels reflect ongoing confidence in the market, fundamentals remain supported by long-term population growth, supply chain expansion, and continued corporate investment.

Source: CoStar Group

# MATTHEWS™

## Exclusively Listed By


**Holden Kays**
Associate
**(602) 609-4632**
**holden.kays@matthews.com**
License No. SA718882000 (AZ)

**Erik Manarino**
Vice President
**(602) 975-0808**
**erik.manarino@matthews.com**
License No. SA686808000 (AZ)

**David Harrington |** Broker of Record | License No. Broker Lic. No.: BR715518000 (AZ) | Firm Lic. No.: CO701910000 (AZ)


This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2221 W Pecos Rd, Suite 12, Chandler, AZ, 85224 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.