

5245 S Arizona Ave
5245 S Arizona Ave | Chandler, AZ | US | Maricopa County
Available Acres: 40,806 |

ARIZONA AVE
& BALSAM DR

±40,806 SF for purchase, Build-to-Suit, or ground lease



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Zoning:
Last Updated: Nov 20, 2024

Realtor/Owner Contact
Regan Amato
| regan.amato@jll.com

Property and Area Description

Available for Purchase, Build-to-Suit or Ground Lease Available for Purchase, Build-to-Suit or Ground Lease - Build-to-Suit Opportunity or Ground Lease Opportunity - Located in the rapidly growing East Valley - Great Visibility along Arizona Ave & close proximity to Hamilton High School

Population

	772,770 10 Mile Radius	2,194,526 20 Mile Radius	3,670,227 30 Mile Radius
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Source: ESRI®, 2024

Households

	286,955 10 Mile Radius	831,030 20 Mile Radius	1,374,567 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Michelle (Shelly) Huckfeldt
Rail Contact Phone: 402-233-3503
Rail Contact Email: mmhuckfe@up.com

Property Images

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