

ROCKEFELLER
GROUP

CHANDLER CROSSROADS

Chandler, AZ

NWC Gilbert & Queen Creek Roads



Chandler Crossroads is 24.52 acres, with 17.59 acres available for sale, lease or build-to-suit with Gilbert Road and Queen Creek Road frontage. The plans call for 250,100 SF of industrial space and over 6 gross acres of retail space.

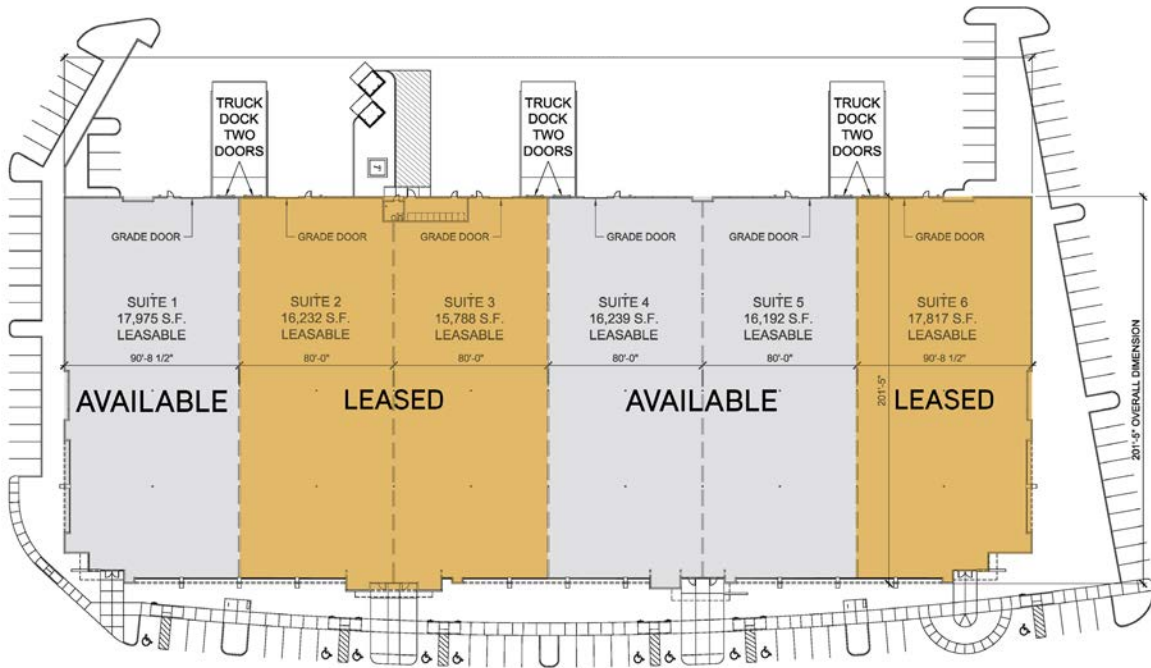
Rockefeller Group has constructed Building 1 (2900 S. Gilbert Road) ready for immediate delivery. The site is on the NWC of Gilbert and Queen Creek Roads, adjacent to the 310,000 SF FedEx Ground distribution center, and is advantageously located 1.2 miles from the 202 Freeway and 12 minutes to Intel's Ocotillo campus.



2900

S. GILBERT ROAD

SUITE PLAN 2900 S. GILBERT ROAD



2900 S. GILBERT ROAD FEATURES

- › Stable, professional ownership (Rockefeller Group Development Corporation)
- › Corporate neighbors include: FedEx Ground, Cardinal Health, Intel, LabCorp

BUILDING FEATURES

- › Building SF: 100,243
- › Site Area: 409,050 SF; 9.39 AC Net
- › Parking: 4.0/1,000
(expandable to 4.32/1,000)
- › Power: 2,000 amps, 277/480v 3p 4w
Up to 3,000 amps, if needed
- › Clear Height: 24'
- › Divisibility: 16,000 SF
- › Loading: Grade level/truckwell
- › Zoning: PAD, City of Chandler
- › Sprinklered: Yes

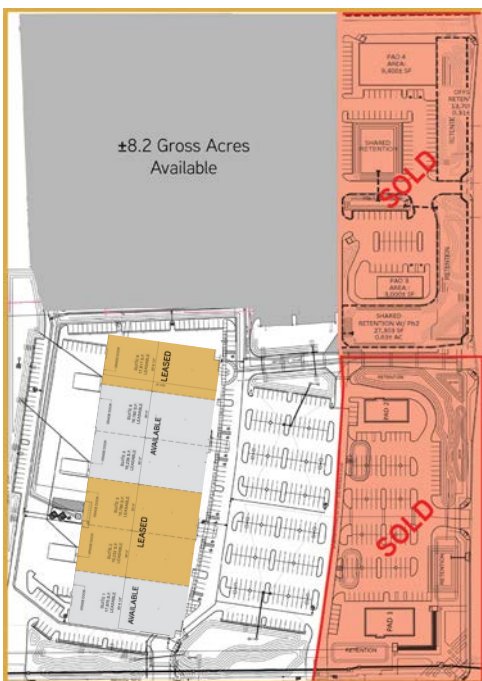
PHASE ONE SITE PLAN



Chandler Airport Area



- > Over 36,000 cars per day at the intersection of Gilbert and Queen Creek Roads
- > Spaces available from 16,000 SF - 100,000 SF
- > 1.2 miles to Gilbert/202 Freeway interchange



Queen Creek Rd

PHASE 2: AVAILABLE

Site Area: ±357,192 SF
Gross Acres ±8.20

PADS 1 & 2: SOLD

Site Area: ±136,768 SF
Gross Acres: ±3.14

PADS 3 & 4: SOLD

Site Area: ±149,864 SF
Gross Acres: ±3.44

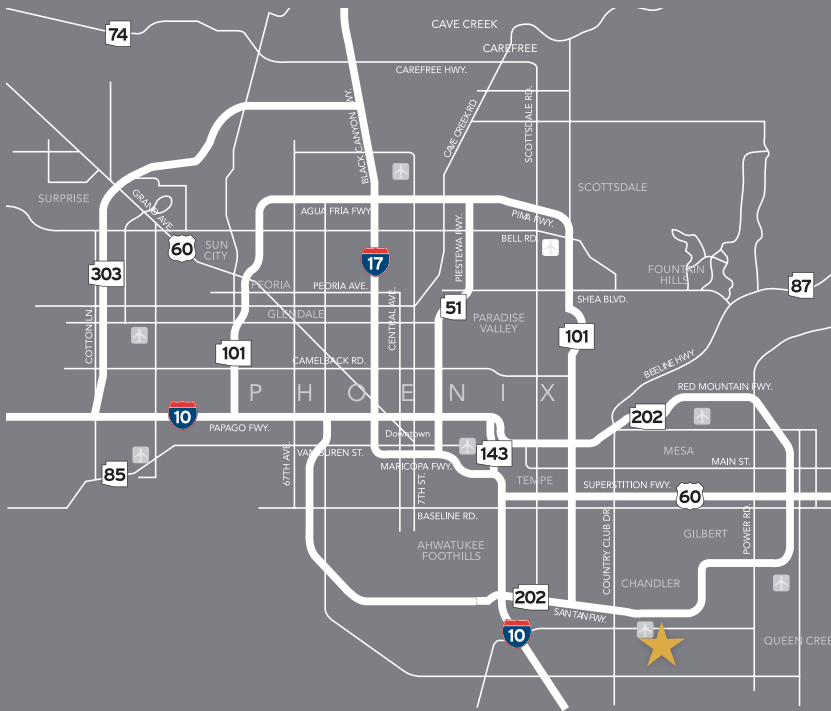


City
of
Chandler

Demographics Overview:			
September 1, 2018 Population: 258,224			
September 1, 2018 Housing Units: 105,893			
Population	2 Mile Radius	3 Mile Radius	5 Mile Radius
2018 Total Population:	30,875	67,980	244,293
2023 Population:	33,872	74,116	265,507
Pop Growth 2018-2023:	9.71%	9.03%	8.68%
Median Age:	33.40	34.20	35.70
Households			
2018 Total Households:	9,512	21,382	82,540
HH Growth 2018-2023:	9.47%	8.81%	8.60%
Median Household Income:	\$113,788	\$111,120	\$93,438
Avg Household Size:	3.20	3.20	3.00
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$344,272	\$345,726	\$307,759
Median Year Built:	2005	2004	2001

**WORK HERE,
LIVE HERE,
PLAY HERE**

Chandler, Arizona delivers exceptional amenities and diverse cultural facilities amid a world-class innovation hub. Chandler has been a community built on innovation and community. The addition of nearly 100,000 young, educated, and affluent citizens in the last 10 years, a proven workforce and a mixture of diversified industries in addition to quality retail establishments are reasons why the City of Chandler is an exciting place to live and work. Chandler boasts a strong, high tech employment base that attracts and retains high quality employees, many of whom make Chandler their home.



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