

TWO-BUILDING CLASS A INDUSTRIAL DEVELOPMENT FREEWAY VISIBILITY

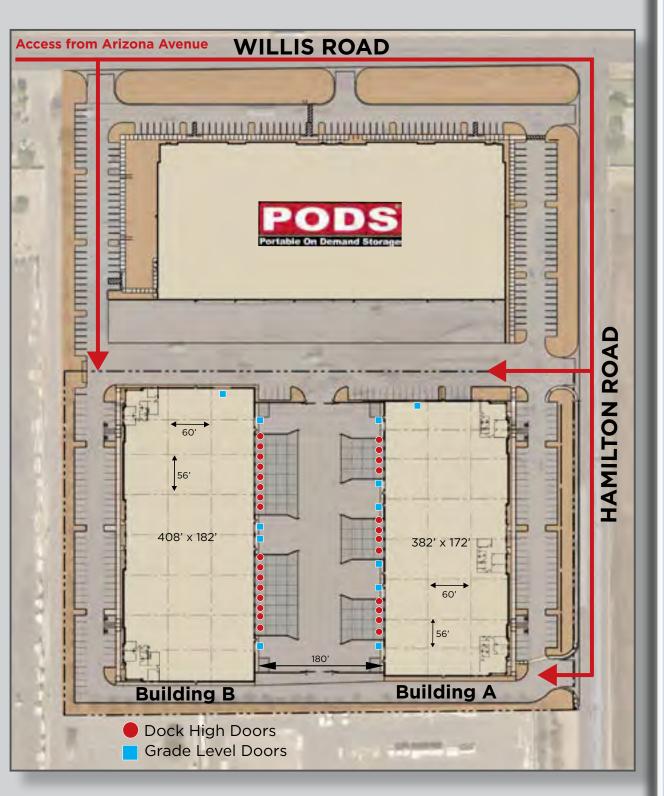


Andy Markham, SIOR Executive Managing Director +1 602 224 4408 andy.markham@cushwake.com Mike Haenel Executive Managing Director +1 602 224 4404 mike.haenel@cushwake.com Phil Haenel Director +1 602 224 4409 phil.haenel@cushwake.com





2555 E Camelback Rd Ste 400 | Phoenix, Arizona 85016 | ph: +1 602 954 9000 | fx: +1 602 253 0528 | cushmanwakefield.com



Building Features

Building A:

Building B:

- 65,892 S.F. Available
- Spec Suites Available
- 28 ' Clear Height
- 6 Dock High Doors
- 3 Grade Level Doors
- Divisible to 6,582 SF
- 60' Speed Bays
- 172' Building Depth
- ESFR Sprinklers
- Gated/Secure Truck
 Court
- 2,000 amps

Area Amenities

MINUTES TO

MINUTES TO

CHANDLER AIRPARK

SKY HARBOR

Spec Suites Available 28' Clear Height

• 74.480 S.F. Available

- 16 Dock High Doors
- 5 Grade Level Doors
- Divisible to 16,855 SF
- 60' Speed Bays
- 182' Building Depth
- ESFR Sprinklers
- Gated/Secure Truck Court
- 2,000 amps

Close proximity to Loop 202 Santan freeway with three full diamond interchanges at Arizona Avenue, Alma School Rd and McQueen Rd



285,201 PEOPLE WITHIN 5 MILES

280 RESTAURANTS WITHIN 10 MINUTES

Close to several Fortune 500 companies and Chandler Technology Corridor

CITY OF CHANDLER

202

LUMBER

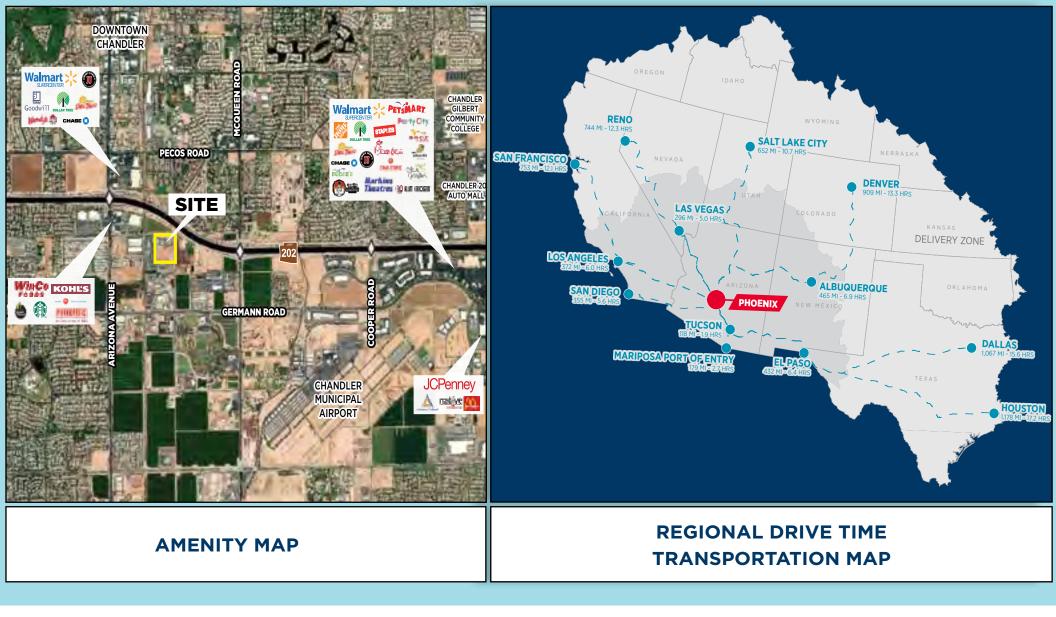
E WILLIS ROAD

- The City of Chandler ranks as the 4th highest in population of all Arizona cities, following Phoenix, Tucson, and Mesa. The population of the East Valley is expected to reach over 1.6 million residents by the year 2020.
- Chandler possesses a highly educated and skilled workforce, with 39.6% of the population, age 25 or above, having a bachelor's degree or higher.
- Median home value in the City of Chandler is approximately \$255,100, higher than the national median value of \$186,200.

BATHEON STREET

UNION PACIFIC RAILROAD

Source: Greater Phoenix Economic Council, East Valley Partnership, City of Chandler



Andy Markham, SIOR Executive Managing Director +1 602 224 4408 andy.markham@cushwake.com

Mike Haenel Executive Managing Director +1 602 224 4404 mike.haenel@cushwake.com Phil Haenel Director +1 602 224 4409 phil.haenel@cushwake.com



2555 E Camelback Rd Ste 400 | Phoenix, Arizona 85016 | ph: +1 602 954 9000 | fx: +1 602 253 0528 | cushmanwakefield.com

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.