

INNOVATE

CHANDLER

HIGH TECH OFFICE/ADVANCED
MANUFACTURING CAMPUS

Available | 3380 South Price Road | Chandler, AZ



INNOVATE

CHANDLER



PRICE ROAD

North

DOBSON ROAD



PROPERTY FACTS

- ± 44 acres
- ±369,000 total square feet in two one- and two-story buildings (campus can be expanded)
- Built in 1989 and 1999
- Renovated/expanded in 2009
- Up to ±50' clear heights
- Cafeteria
- 19 drive-in loading doors
- 968 parking (expandable)
- Former Bridge Crane Structures Available
- Heavy utility infrastructure
- Zoning: PAD
- Former secure Department of Defense communications space
- Owned and operated by W.P. Carey

The campus currently consists of:

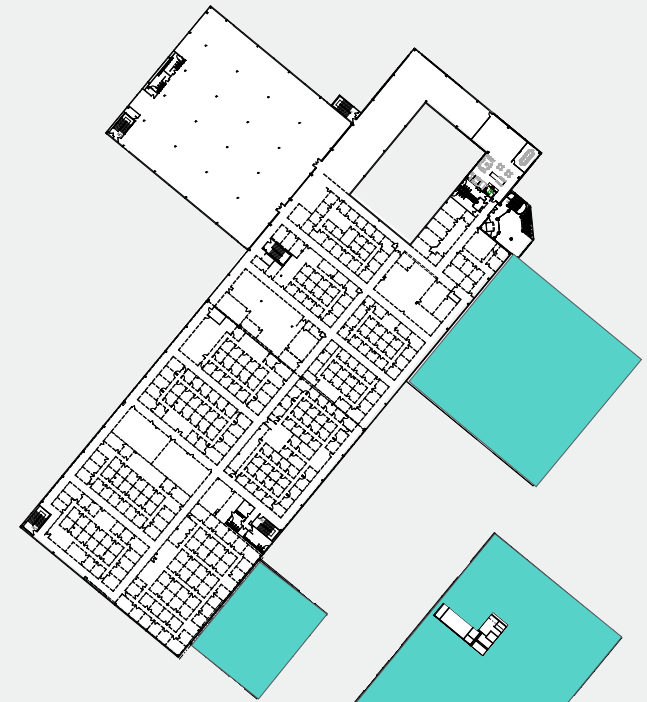
±214,000 square feet of office space
(58% of total space)

±82,000 square feet of light
manufacturing space
(22% of total space)

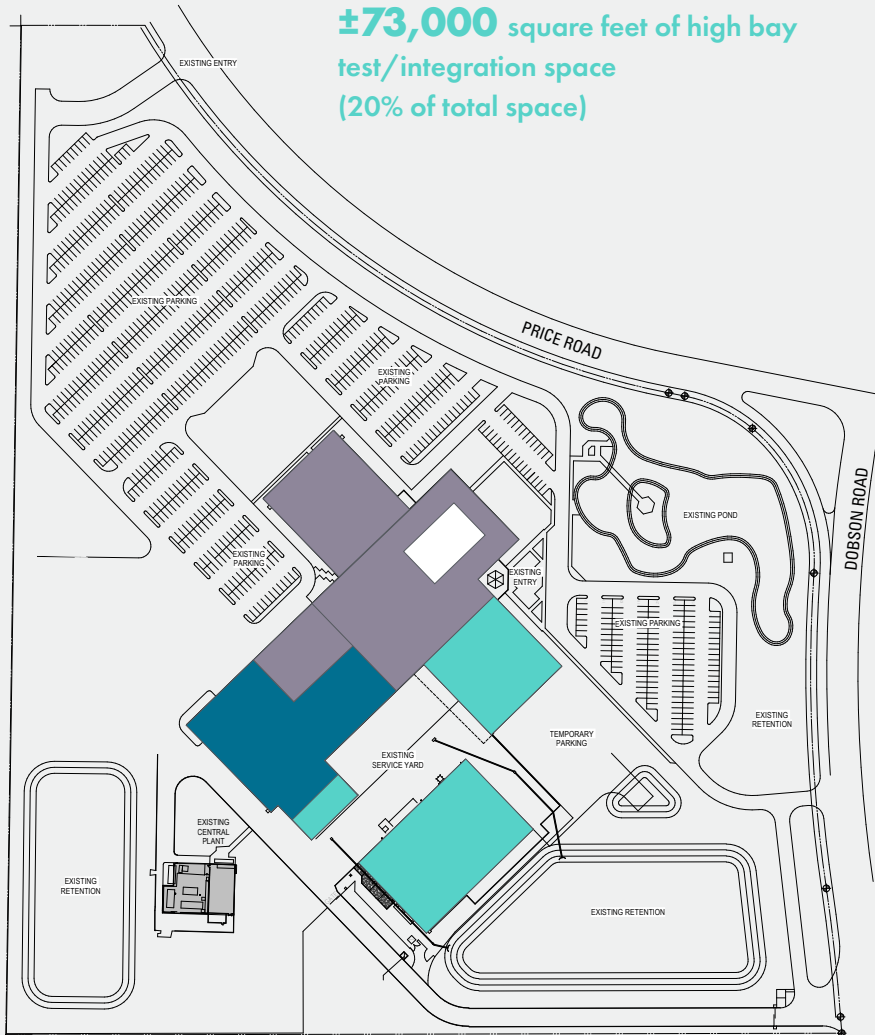
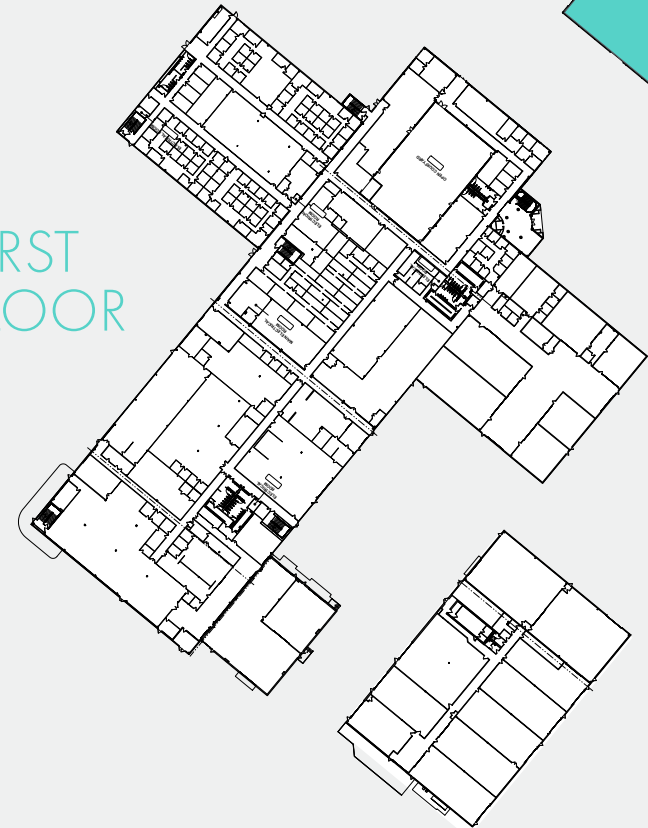
±73,000 square feet of high bay
test/integration space
(20% of total space)

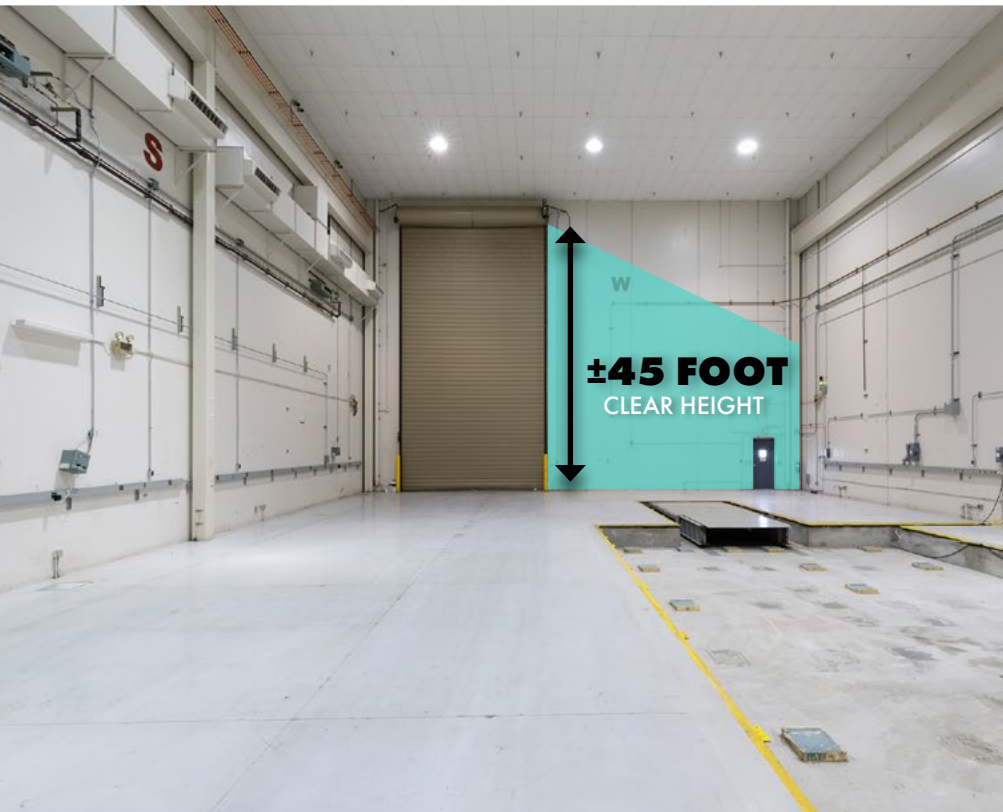
SECOND FLOOR

■ HIGH BAY AREAS



FIRST FLOOR







6.9 million square feet of retail space within 4 miles



57 restaurants within 4 miles



14 hotels within 4 miles

- Excellent freeway access to Loops 101 & 202
- Phoenix Sky Harbor Airport is an approximate 18-minute drive
- Arizona State University Tempe Campus is an approximate 15-minute drive
- Strong, educated labor pool in surrounding area



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