

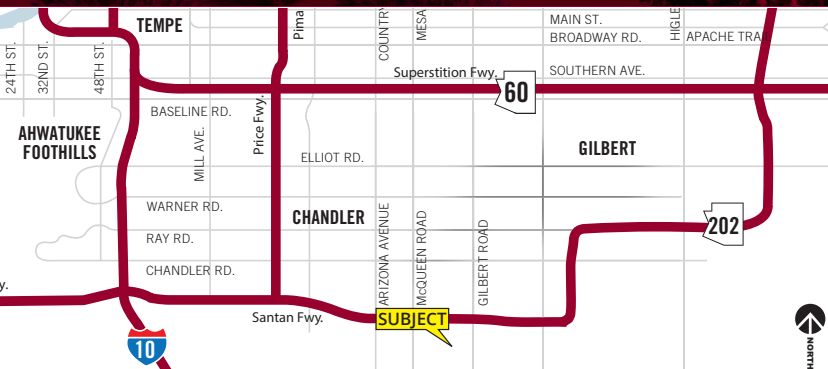
# CHANDLER AIRPORT CENTER

SWC OF GERMANN & COOPER, CHANDLER, AZ  
29,478 SF FOR LEASE/SALE

**BUILD TO SUIT**



**3.4 ACRE LAND PARCEL - BUILD TO SUIT FOR LEASE OR SALE**



- Master Planned Business Park
- Frontage/Signage on Germann Road
- General Industrial Building
- Fenced Yard Potential
- 29,475 SF Freestanding Facility
- 28' Clear Height
- 113 Parking Spaces (3.84:1000 SF)
- Grade Level & Truckwell Loading

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**KEN McQUEEN**  
PRINCIPAL  
602.474.9564  
kmcqueen@learizona.com

**CHRIS McCLURG, SIOR**  
PRINCIPAL  
602.954.3766  
cmclurg@learizona.com

**BRIAN PAYNE**  
ASSOCIATE  
602.474.9571  
bpayne@learizona.com

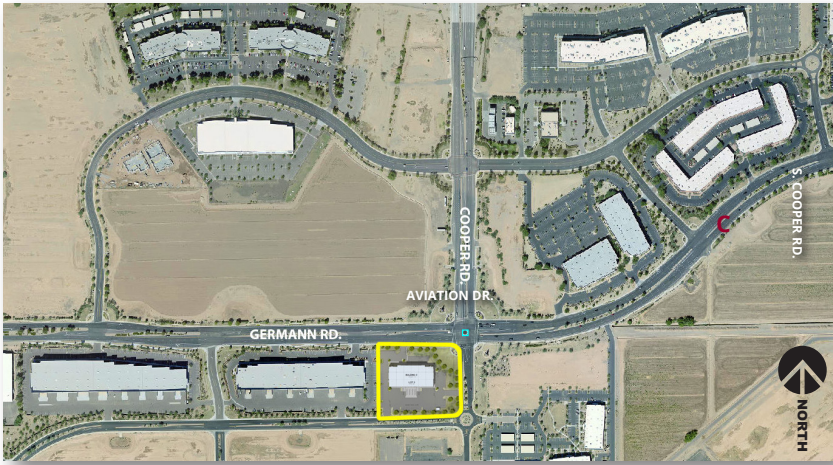
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MANAGEMENT  
SERVICES BY:



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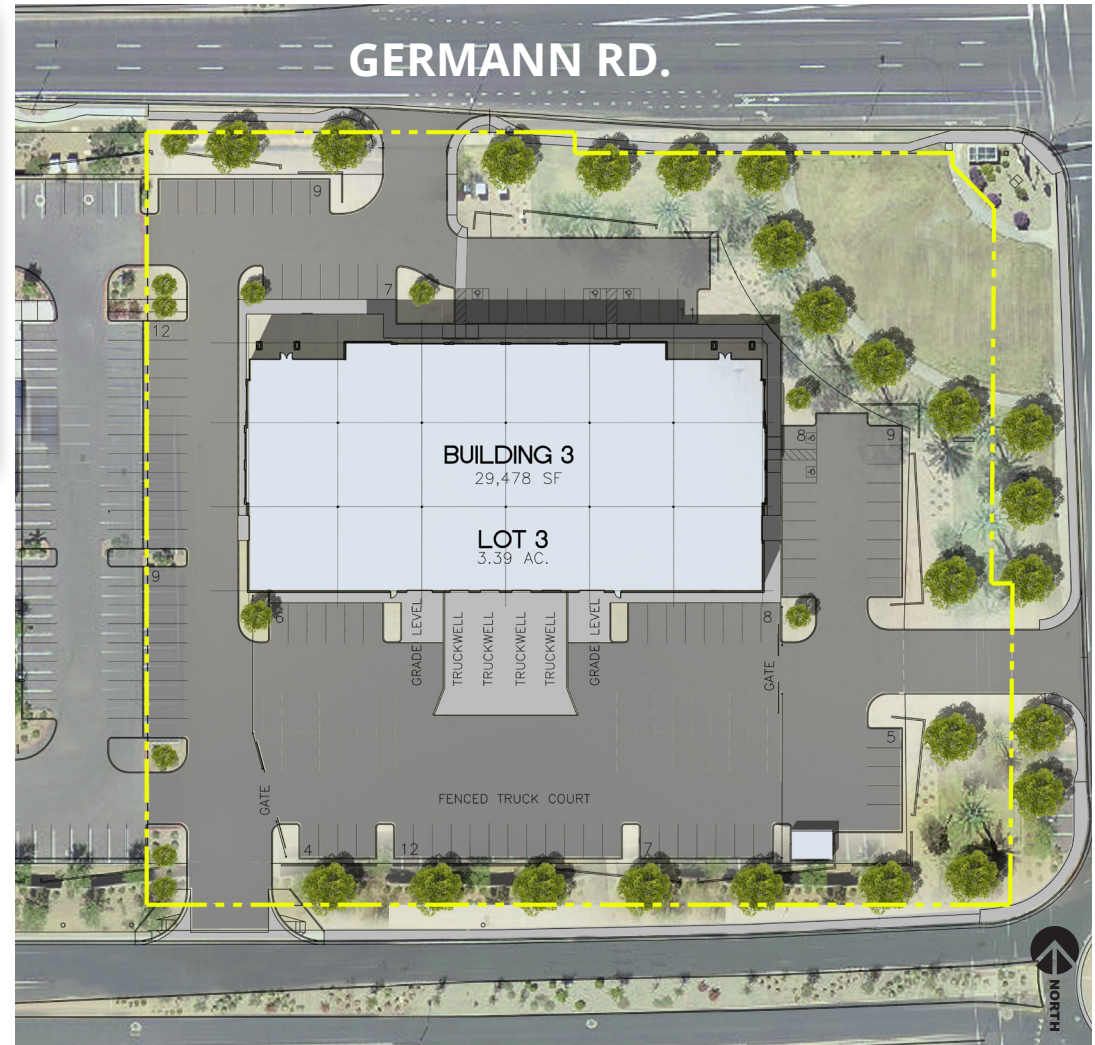
# FOR LEASE

[www.meritexchandlerairport.com](http://www.meritexchandlerairport.com)



## BUILDING C FEATURES:

- 29,478 SF Build To Suit
- 3.40 Acre parcel
- Highly visible SW corner of Cooper and Germann Road
- Built-to-Suit for Lease or Sale
- Fully signalized intersection
- Curb cuts onto Germann and Cooper
- Chandler PAD zoning in place
- Commercial C-2 and Industrial I-1 uses
- Two (2) grade doors
- Four (4) Truckwells
- Potential Yard
- 28' Clear Height



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[kmqueen@learizona.com](mailto:kmqueen@learizona.com)

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PRINCIPAL  
602.954.3766  
[cmclurg@learizona.com](mailto:cmclurg@learizona.com)

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ASSOCIATE  
602.474.9571  
[bpayne@learizona.com](mailto:bpayne@learizona.com)



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