



ARIZONA AVENUE & WILLIS ROAD
CHANDLER, ARIZONA

DELIVERING Q2 2020

65,892 SF BUILDING A (DIVISIBLE)
74,480 SF BUILDING B (DIVISIBLE)



TWO-BUILDING CLASS A INDUSTRIAL DEVELOPMENT **FREEWAY VISIBILITY**

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Access from Arizona Avenue

WILLIS ROAD

HAMILTON ROAD

PODS
Portable On Demand Storage

Building B
408' x 182'

Building A
382' x 172'

- Dock High Doors
- Grade Level Doors

Building Features

Building A:

- 65,892 S.F.
- 28' Clear Height
- 12 Dock High Doors
- 7 Grade Level Doors
- Divisible to 13,822 SF
- 60' Speed Bays
- 172' Building Depth
- ESFR Sprinklers
- Gated/Secure Truck Court

Building B:

- 74,480 S.F.
- 28' Clear Height
- 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

Area Amenities



20 MINUTES TO
**SKY HARBOR
INT AIRPORT**

5 MINUTES TO
**CHANDLER
AIRPARK**

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



Close to several Fortune 500 companies and Chandler Technology Corridor



285,201
PEOPLE WITHIN
5 MILES



280 RESTAURANTS
WITHIN
10 MINUTES



CITY OF CHANDLER

- 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.

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



AMENITY MAP



REGIONAL DRIVE TIME TRANSPORTATION MAP

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