

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

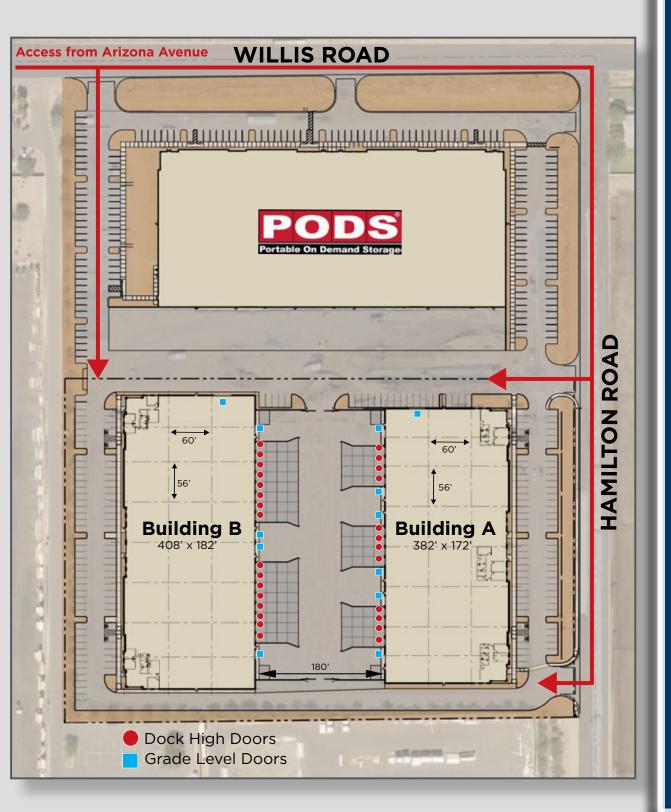
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# **Building Features**

#### Building A:

### **Building B:**

- 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

## **Area Amenities**

MINUTES TO

MINUTES TO

CHANDLER AIRPARK

**SKY HARBOR** 

INT AIRPORT

- 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

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



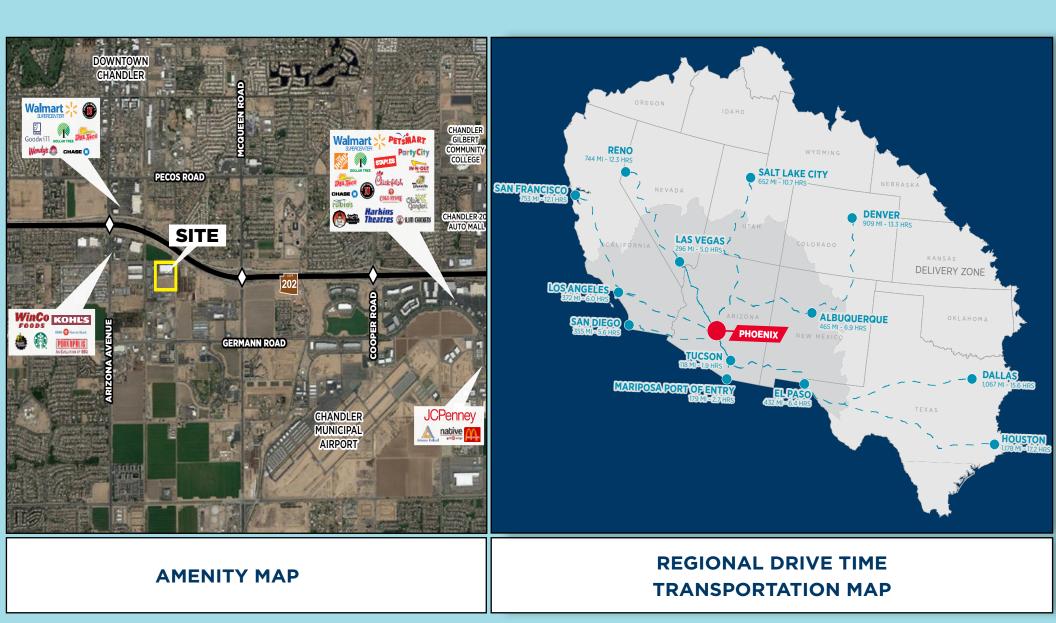
**280** RESTAURANTS WITHIN 10 MINUTES



## **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



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