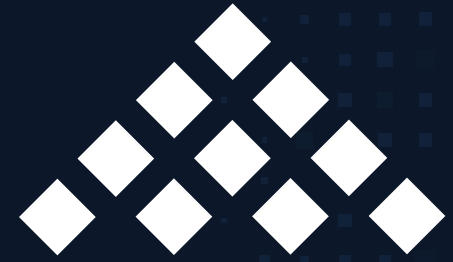


±49,980 SF For Lease

2650 & 2700 S. Gilbert Road, Chandler, AZ

CLASS-A INDUSTRIAL PARK



CHANDLER AIRPARK
TECHNOLOGY CENTER

SHOWROOM / RETAIL CAPABLE!



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PROPERTY HIGHLIGHTS

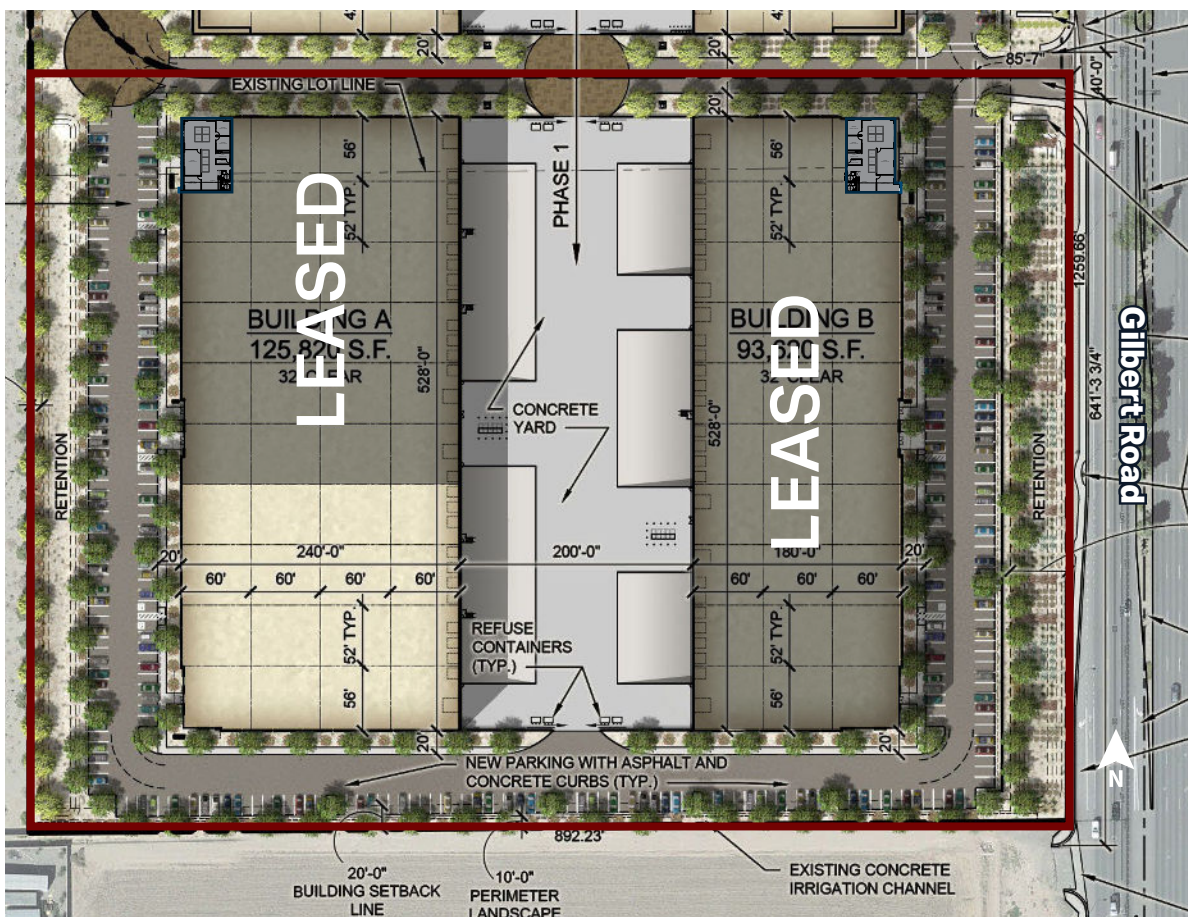
- ±219,440 SF industrial park
- ±13.79 acre lot
- LED lights
- Full HVAC
- ESFR sprinklers
- 298 total auto parking (±1.36 : 1000)
- PAD Zoning



BUILDING SPECS

	BLDG A 2650 S Gilbert Rd.	BLDG B 2700 S Gilbert Rd.
Building Size	125,820 SF	93,620 SF
Available	49,980 SF	LEASED
Spec Office	TBD	±2,499 SF
Clear Height	32'	32'
Dock-high Doors	11	N/A
Grade-level Doors	1	N/A
Power	3,000 amps / bldg (expandable to 6,000a)	3,000 amps / bldg (expandable to 6,000a)
Building Dimensions	528' x 240'	528' x 180'
Typical Column Spacing	52' x 60'	52' x 60'
Auto Parking Spaces	±171	±127

- Showroom / Retail capable
- 2-40,000 lb. pit levelers
- 2 edge of dock levelers



Proximity to Major Freeways

- Approximately 1 mile from Loop 202 full diamond interchange at Gilbert Road
- Easy access to I-10, Highway 60, and Loop 101

Proximity to Airports

- 5 minutes (2.4 miles) to Chandler Municipal Airport
- 23 minutes (22.5 miles) to Phoenix Sky Harbor Airport



CHANDLER AIRPARK

- Growing faster than any other employment corridor, up 1,310 jobs year-over-year per **MAG's 2019 Employer Database**.
- **Chandler Municipal Airport** is one of the busiest general aviation airports in the U.S.
- **Chandler-Gilbert Community College** educates nearly 20,000 students across four locations
- **Notable Developers** such as Rockefeller Group, DWO Enterprises, LGE, Harsch, Mark IV Capital, Douglas Allred Company and Irgens

93% HIGH SCHOOL GRADUATE

76% SOME COLLEGE

44% BACHELOR'S DEGREE

Source: City of Chandler, ESRI (2019)



DRIVE-TIME POPULATION

30 MINUTES

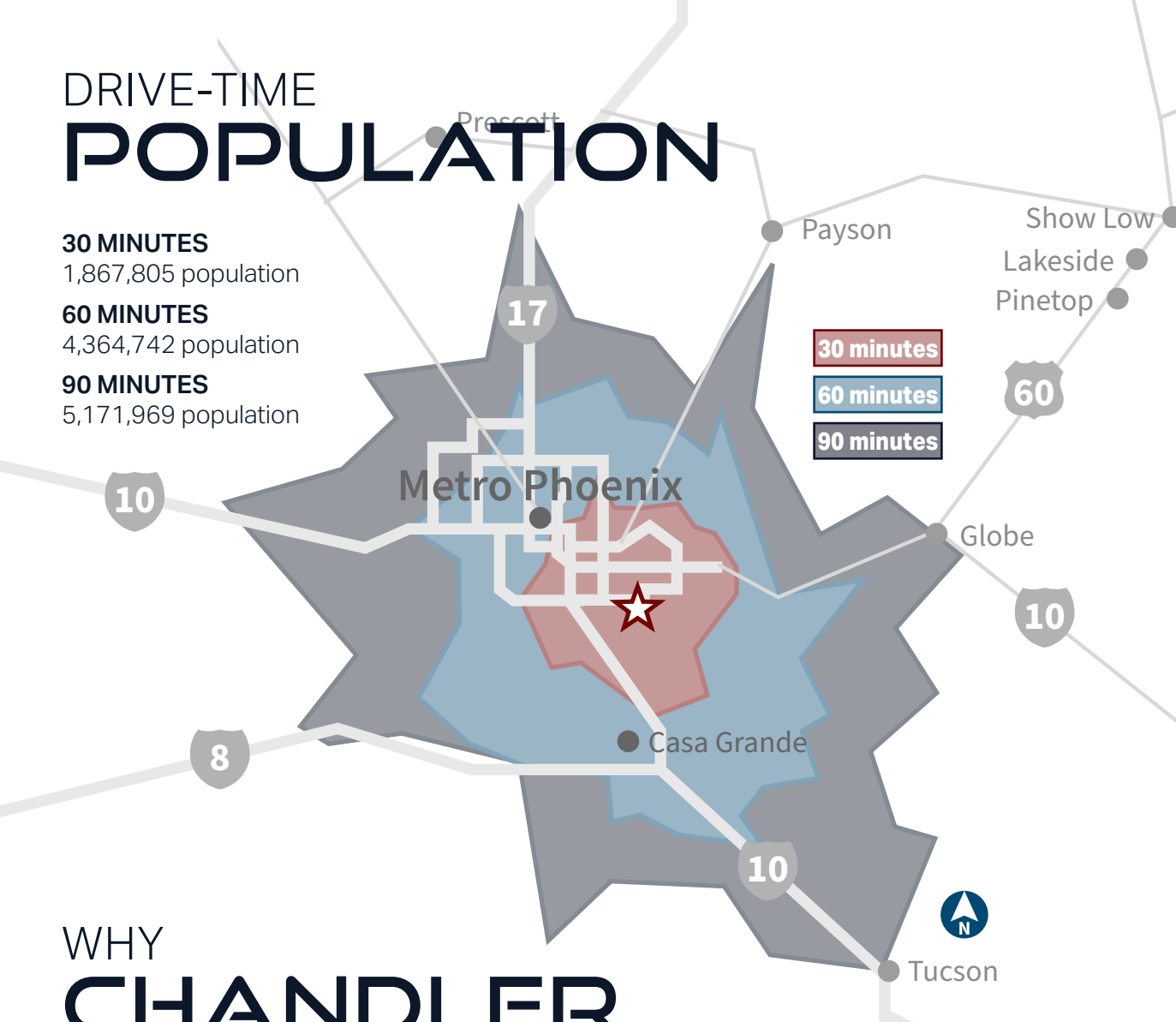
1,867,805 population

60 MINUTES

4,364,742 population

90 MINUTES

5,171,969 population



WHY CHANDLER

- **One of the fastest growing urban centers** in the nation built on innovation and technology
- **More than 21 million square feet of industrial space** with buildings suitable for high-tech manufacturing, assembly, distribution, and other uses
- **Top industries:** aerospace, bioscience, financial services, high-end technology, semiconductor and advanced manufacturing

Source: City of Chandler

NO. 1

Best place to
become wealthy (SmartAsset)

NO. 6

Best place to
find a job (WalletHub)

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