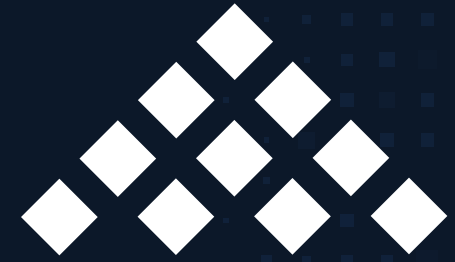


±219,440 SF Industrial Park

2650 & 2700 S. GILBERT ROAD, CHANDLER, AZ

PHASE I - BUILDINGS A & B



CHANDLER AIRPARK
TECHNOLOGY CENTER



Jones Lang LaSalle Americas, Inc. License #: CO508577000

PROPERTY HIGHLIGHTS

PHASE I

- ±219,440 SF industrial park
- ±13.79 acre lot
- 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

Spec Office

±2,437 SF

±2,499 SF

Clear Height

32'

32'

Dock-high Doors

24

23

Grade-level Doors

4

6

Power

3,000 amps
(expandable to 6,000a)

3,000 amps
(expandable to 6,000a)

Building Dimensions

528' x 240'

528' x 180'

Typical Column Spacing

52' x 60'

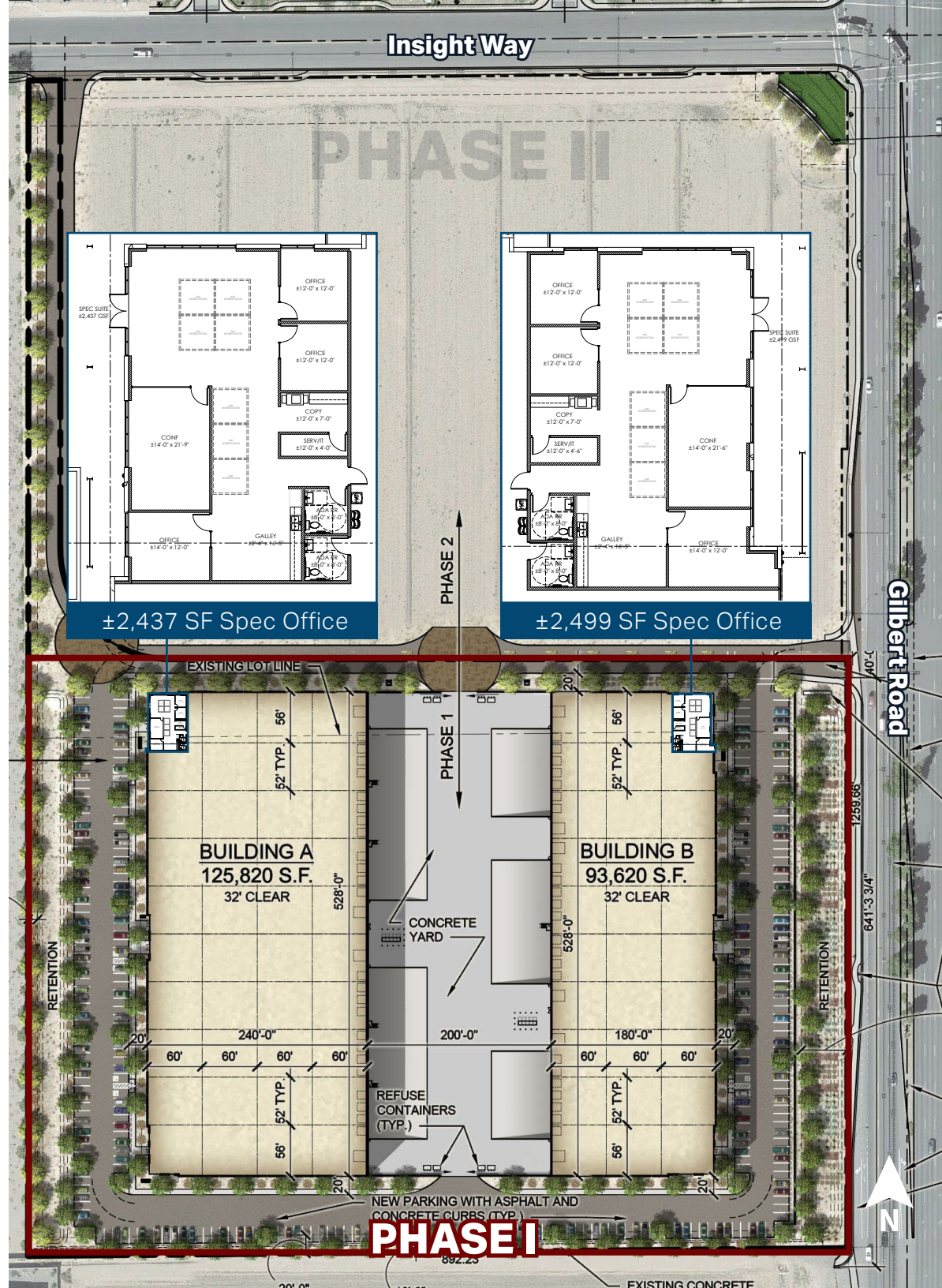
52' x 60'

Auto Parking Spaces

±171

±127

- LED lights
- 4-40,000 lb. pit levelers
- 6 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

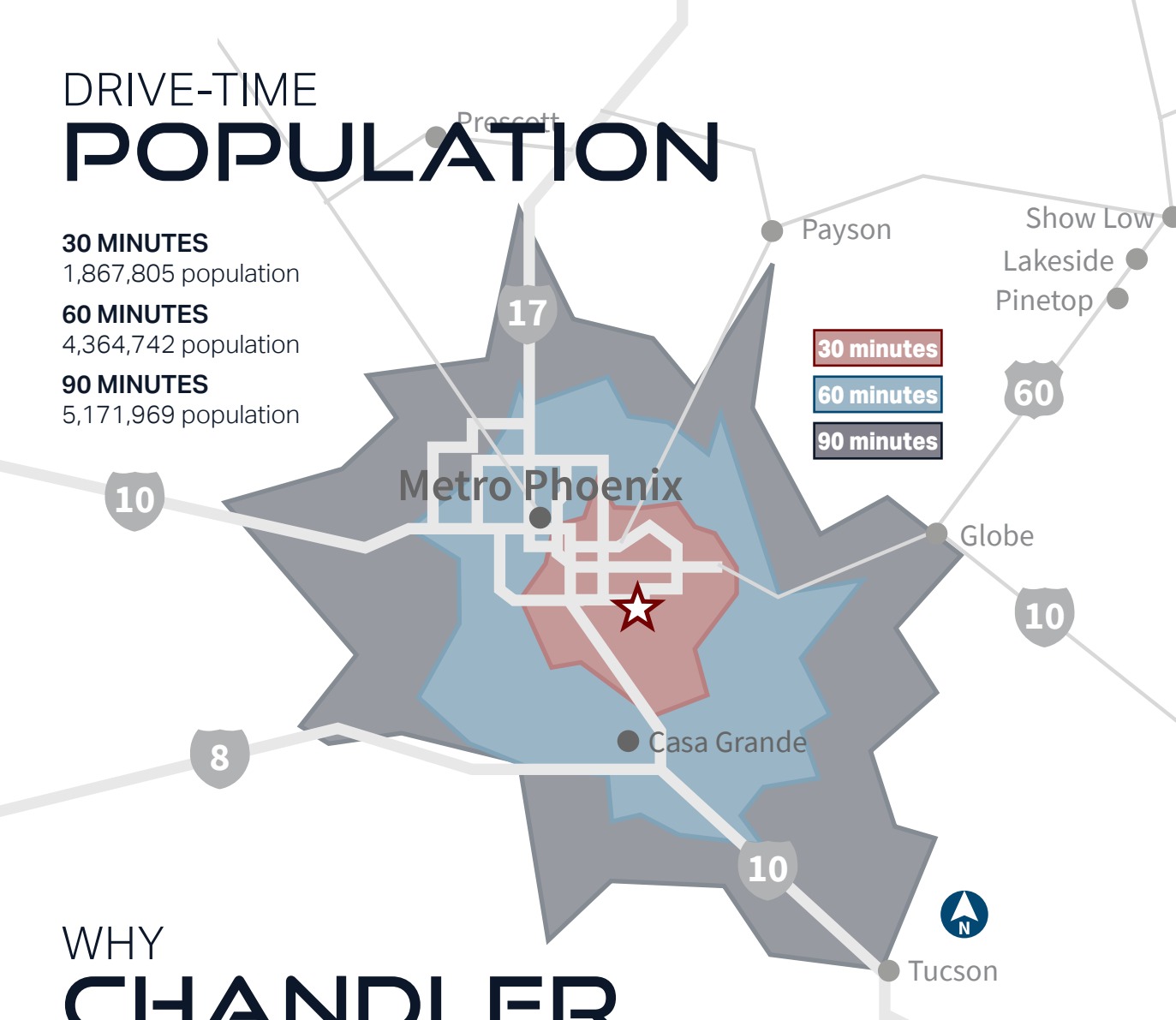
1,867,805 population

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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