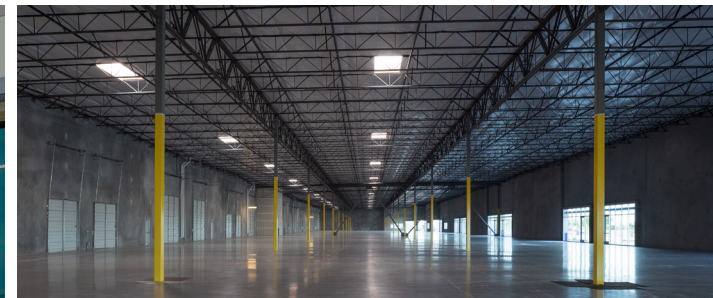


CHANDLER AIRPORT CENTER

SWC OF GERMANN & COOPER, CHANDLER, AZ

FOR LEASE



PROJECT OVERVIEW:

- Class-A Industrial Park
- Loop 202 & Cooper Location
- Excellent Freeway Accessibility
- Abundant Nearby Retail Amenities
- 210,926 SF / Two Building Development
- 24' to 30' Clear Height
- All Suites have Germann Rd. Frontage
- 3.4 Acre Pad Site Available for Sale or Build to Suit

DEVELOPMENT AND MANAGEMENT
SERVICES BY:



OWNED BY:



FOR MORE INFORMATION
PLEASE CONTACT:

KEN McQUEEN
PRINCIPAL
602.474.9564
kmcqueen@learizona.com

CHRIS McCLURG
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602.954.3766
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3200 E. Camelback Road
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www.meritexchandlerairport.com

CHANDLER AIRPORT CENTER

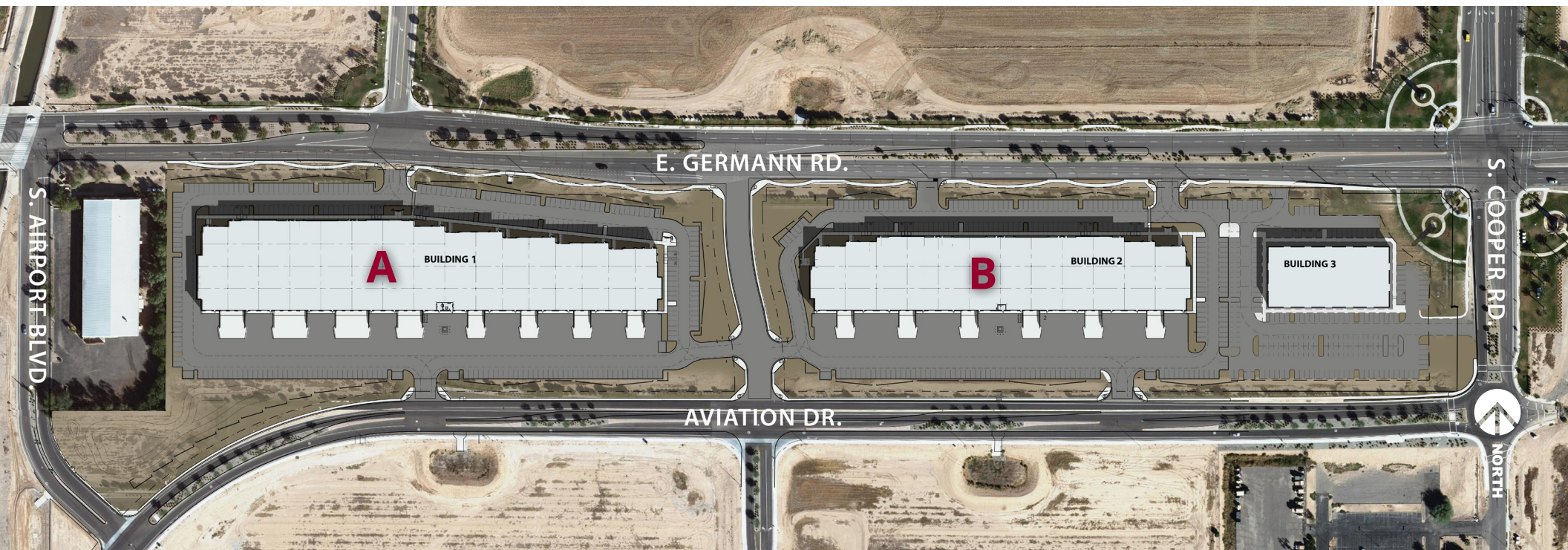
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1725 E. GERMANN | BUILDING A



1825 E. GERMANN | BUILDING B



1725 E. GERMANN | BUILDING A

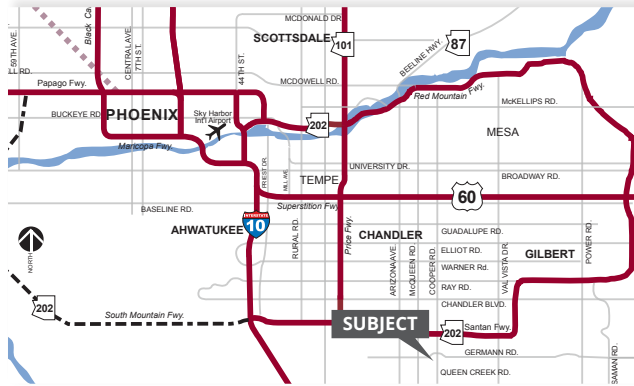
- 122,247 RSF
- Divisible to $\pm 9,200$ SF
- 30' Clear Height
- Grade & Truck-well Loading
- 132' to 162' Building Depth
- 1.86 / 1000 SF Parking
- 3000 Amp 480/277V 3-Phase
- ESFR Sprinkler System

1825 E. GERMANN | BUILDING B

- 88,679 RSF
- Divisible to $\pm 7,500$ SF
- 24' Clear Height
- Grade & Truck-well Loading
- 116' to 132' Building Depth
- 2.06 / 1000 SF Parking Ratio
- 3000 Amp 480/277V 3-Phase
- 130' Truck Court

LOCATION FEATURES:

- High growth Chandler Airport submarket
- Highly educated Chandler/Gilbert workforce
- Master planned commercial business park
- ½ mile south of Loop 202 at Cooper Road
- Highly visible Germann Road frontage
- Direct site access from four (4) streets
- Two signalized intersections for easy access
- Flexible PAD Chandler zoning for I-1 industrial uses and select C-2 commercial uses



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ASSOCIATES®**

COMMERCIAL REAL ESTATE SERVICES

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