

WESTECH BUSINESS CENTER

126,360 SF INDUSTRIAL/MANUFACTURING BUILDING
FOR SALE/LEASE



EAST OF NEC ARIZONA AVE & PALOMINO, CHANDLER, AZ



SEEFRIED INDUSTRIAL PROPERTIES, INC.

STEIN KOSS, SIOR

PRINCIPAL

(602) 912.3520

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TOM LOUER, SIOR

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(602) 954.3779

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COMMERCIAL REAL ESTATE SERVICES

3200 E. Camelback Road, Suite #100
Phoenix, Arizona, 85018
www.leearizona.com

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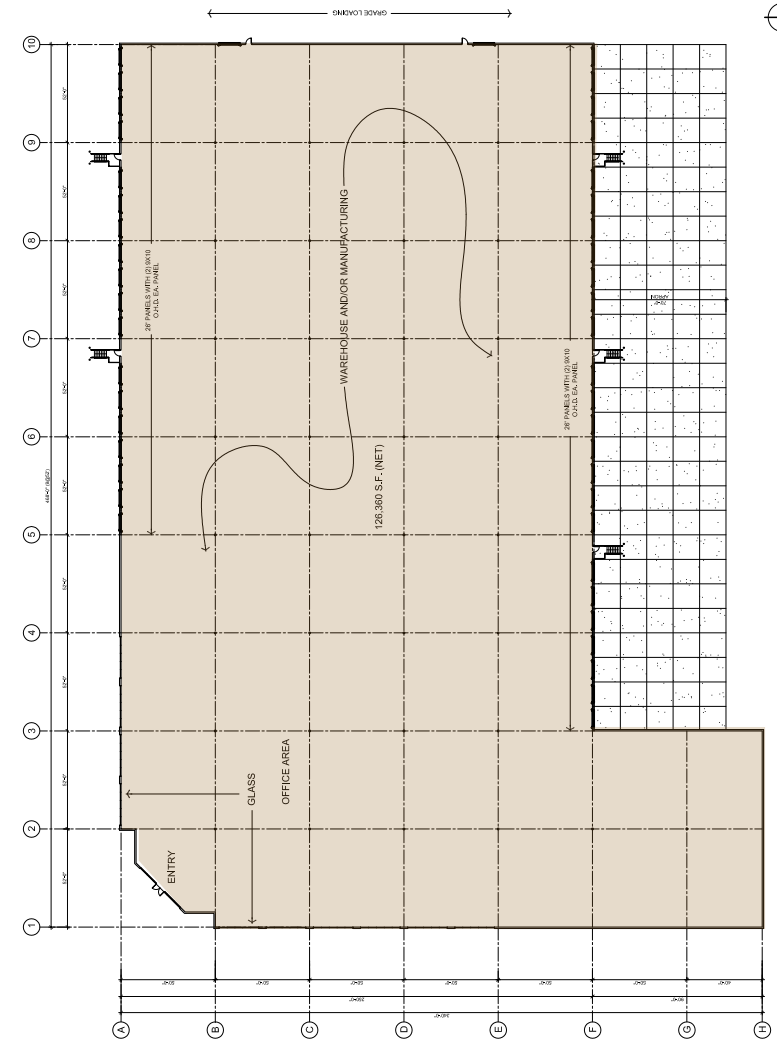
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PROPOSED BUILDING FEATURES:

- 126,360 SF
- Clear Height: 30 Feet
- Dock High Loading
- Large Grade Level Doors - 20' x 24'
- 3,000 Amps, 277/480 Volt Power
- Column Spacing 50'x 56'
- 7" Concrete Floor
- 2.5:1000 Parking Ratio
- 130' Truck Court
- ESFR Sprinkler System
- Secured Yard Area
- Site: 9.01 Acres
- Zoning: PAD, City of Chandler
- Parking - 228 Spaces
(Additional 117 Spaces Available)

INQUIRE FOR LAND PURCHASE AND BUILD-TO-SUIT OPTIONS



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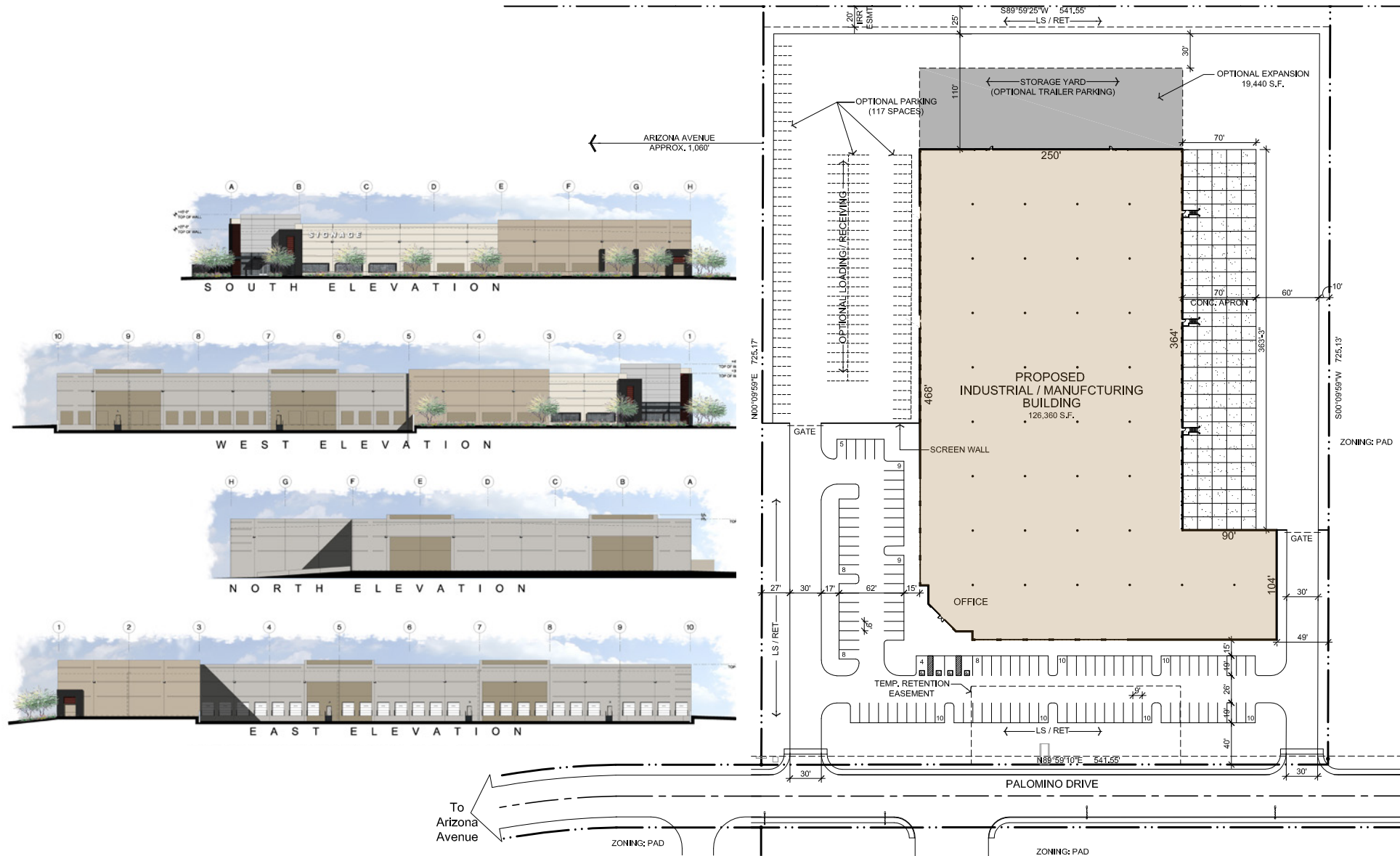
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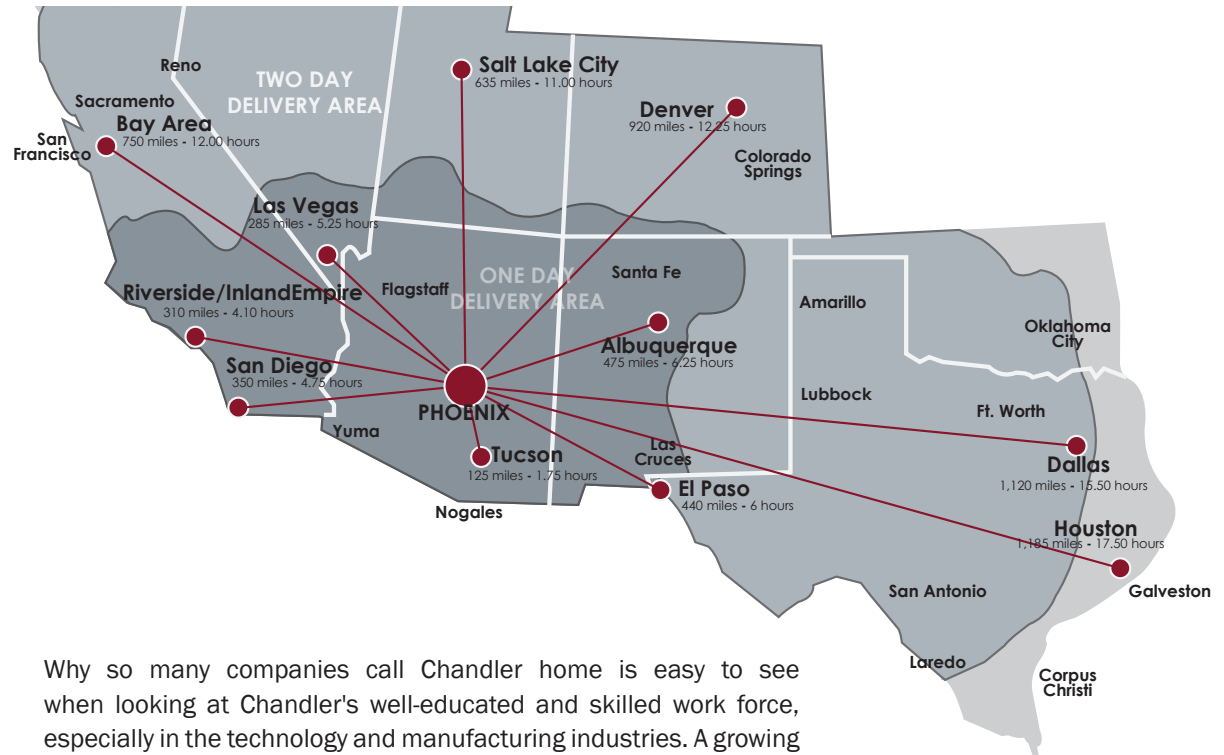
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CHANDLER'S MAJOR EMPLOYERS

Company	Employees	Specialty
Intel	10,300	Microprocessors
Bank of America	3,600	Mortgage Processing Center
Chandler School District	3,000	Public Education
Wells Fargo Ocotillo Corporate Campus	2,600	Corporate Banking
Chandler Regional Medical Center	2,100	Hospital
Ebay/Paypal	2,000	E-Commerce Business
Verizon Wireless	1,695	Customer Support & Headquarters
City of Chandler	1,567	Government
Microchip Technology	1,540	Microprocessors
Freescale Semiconductor	1,450	Semiconductors/Satellite Systems
Orbital Sciences	1,450	Aerospace Launch Systems
Bashas' Distribution Center/Corp HQ	1,100	Corporate Headquarters
Education Management Corp. (EDMC)	1,100	Adult Education
Avnet	1,000	Computer Products Distribution
General Motors	1000	IT Innovation Center
Rogers Corporation	750	Microwave Substrates
Safelight Auto Glass	700	Auto Glass Repair & Replacement
Toyota Financial Services	650	Financial Services Center
Tri City Mechanical	580	Air Conditioning Contractors & Service
Pearson Education	550	Textbook & Software Design
Healthways	450	Comprehensive Disease Management/Healthcare
Marvell Technologies	450	Electronics & Semiconductors
Mitel	450	PABX Systems
ArmorWorks	400	Defense Armor Systems
Arizona Nutritional Supplements	380	Vitamin Manufacturing & R&D
Americredit	375	Auto Financial Services
Achen-Gardner Engineering, LLC	350	Heavy Highway General COntacting
Advanced Integration Technologies	350	Integrated Engineering & Manufacturing
Amkor	350	Electronics & Semiconductor Products
Infusion Soft	350	Software Consulting
Rogers Circuit Materials	330	Manufactures Flexible Circuits
Chandler-Gilbert Com. College	322	Adult Education
Brycon Corporation	300	Clean Room Construction
Erikson Construction	300	General Construction
Gold Canyon Candies	300	Candle Manufacturing
GoDaddy	300	Web Hosting & Call Center



Why so many companies call Chandler home is easy to see when looking at Chandler's well-educated and skilled work force, especially in the technology and manufacturing industries. A growing manufacturing sector employs more than 45,000 in Chandler. More than 75% of these workers are employed in high technology fields – compared to the national average of 15%. Chandler is strategically located in one of the nation's fastest growing urban centers. The City's progressive, responsive, pro-business character makes it one of the most desirable cities in which to live and do business.

	5 Mile	10 Mile	15 Mile
Population	405,825	1,084,431	1,644,439
Median Age	33	35	35
Households	139,438	390,041	591,130
Household Income	\$78,691	\$77,108	\$75,963

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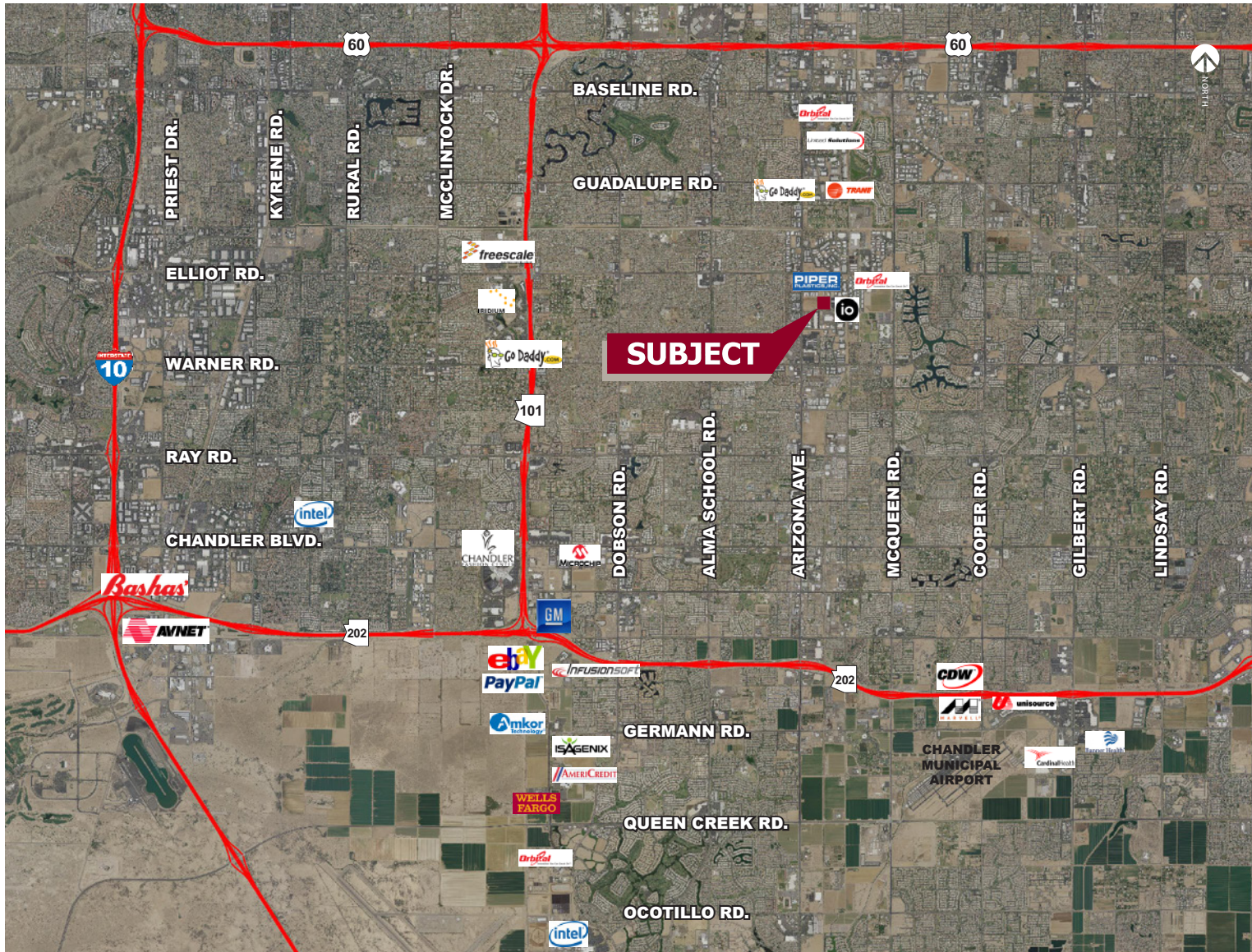
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