



CHANDLER INNOVATION CENTER

21 ACRE SITE • 3 BUILDING INDUSTRIAL PARK • ±327,776 SF TOTAL

NEC S ARIZONA AVE & E RYAN RD | CHANDLER, AZ



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SITE PLAN



Building 1 - 39,387 SF

- 28' Clear Height
- 5 Grade Level Doors
- 4 Truckwell Doors
- 141' Deep
- 40' x 56' Column Spacing
- Fenced Secure Loading Courts
- 2,000 AMPS

Building 2 - 99,222 SF

- 32' Clear Height
- 4 Grade Level Doors
- 20 Dock High Doors
- 56' x 60' Column Spacing
- 181' Deep
- Divisible to $\pm 30,000$ SF
- Fenced Secure Loading Courts
- 3,000 AMPS

Building 3 - 189,167 SF

- 32' Clear Height
- 4 Grade Level Doors
- 31 Dock High Doors
- 56' x 60' Column Spacing
- 241' Deep
- Divisible to $\pm 40,000$
- Fenced Secure Loading Courts
- 3,600 AMPS

3

BUILDING
PARK

21

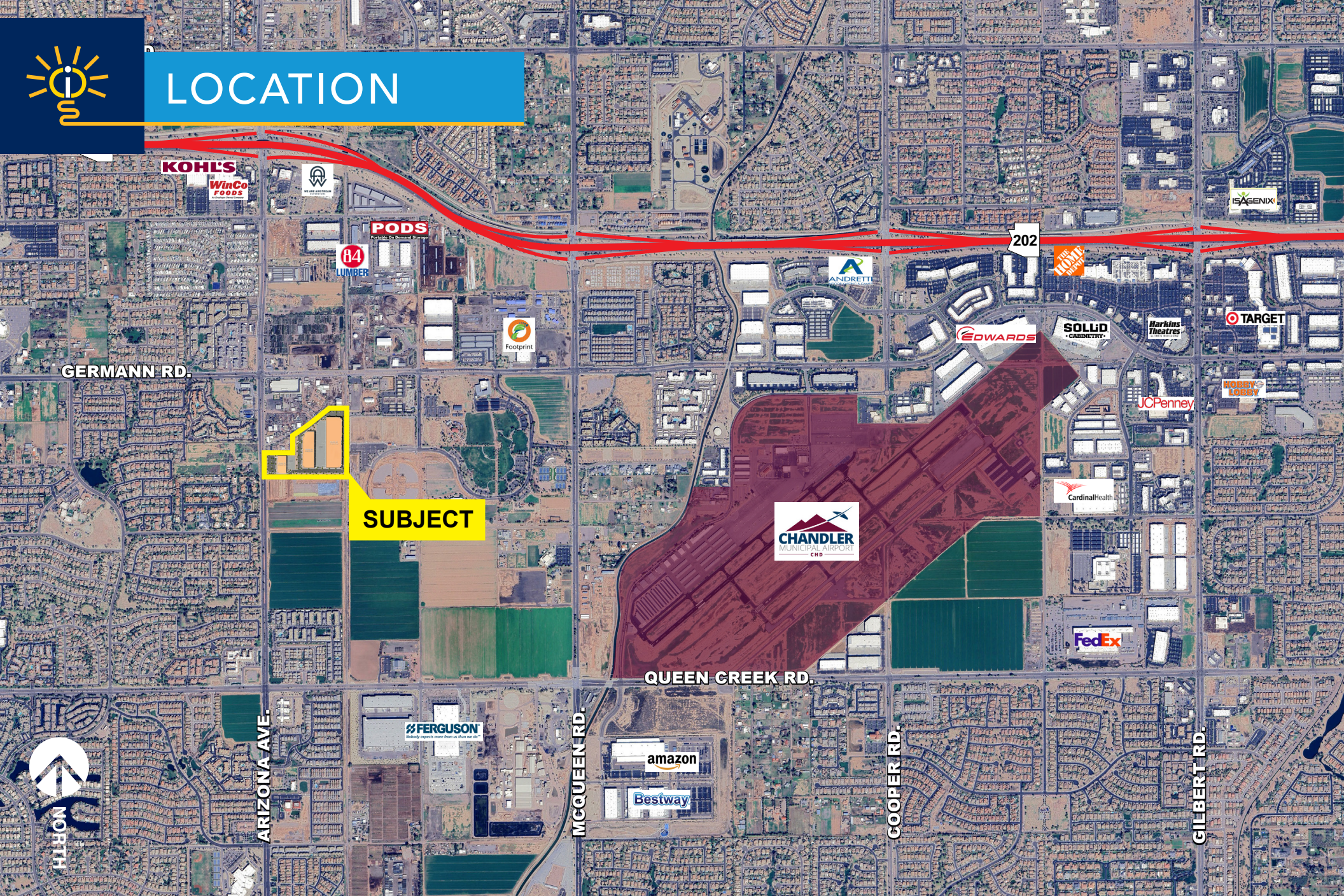
ACRE
SITE

1.9

:1000
PARKING



LOCATION



GERMANN RD.

KOHL'S
WinCo
FOODS



PODS

84
LUMBER



EDWARDS

THE
FOOD
COURT

SOLID
CABINETRY

Harkins
Theatres

TARGET

HOBBY
LOBBY

JCPenney

CardinalHealth

FedEx



QUEEN CREEK RD.

amazon

Bestway

FERGUSON

MCQUEEN RD.

COOPER RD.

GILBERT RD.

ARIZONA AVE.



NORTH

1

MILE

Loop
202

2

MILES

Chandler
Airport

10

MILES

US-60

14

MILES

Mesa
Gateway

19

MILES

Phx Sky
Harbor



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