



EMERALD ON 87

2375 S ARIZONA AVE | CHANDLER, AZ

FOR LEASE

±70,000 SF Class A Industrial



CBRE

SERENA WEDLICH, SIOR | +1 602 735 5633 | serena.wedlich@cbre.com

BUILDING FEATURES



SIZE: ±70,000 SF on ±4.6 acres



DIVISIBILITY: ±9,000 SF



SPEC OFFICE:

- ±6,000 SF two-story office on end-caps
- ±1,500 SF office space in suites 2-5
- High end finishes



A/C: 100% air-conditioned



HEAVY POWER: 3,000 amps 277/480v



CLEAR HEIGHT: ±24'



TRUCKWELL DOORS: 6



GRADE-LEVEL DOORS: 6



FRONTAGE on Arizona Avenue

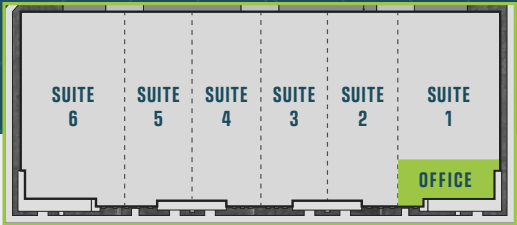


±1.5 MILES TO LOOP 202

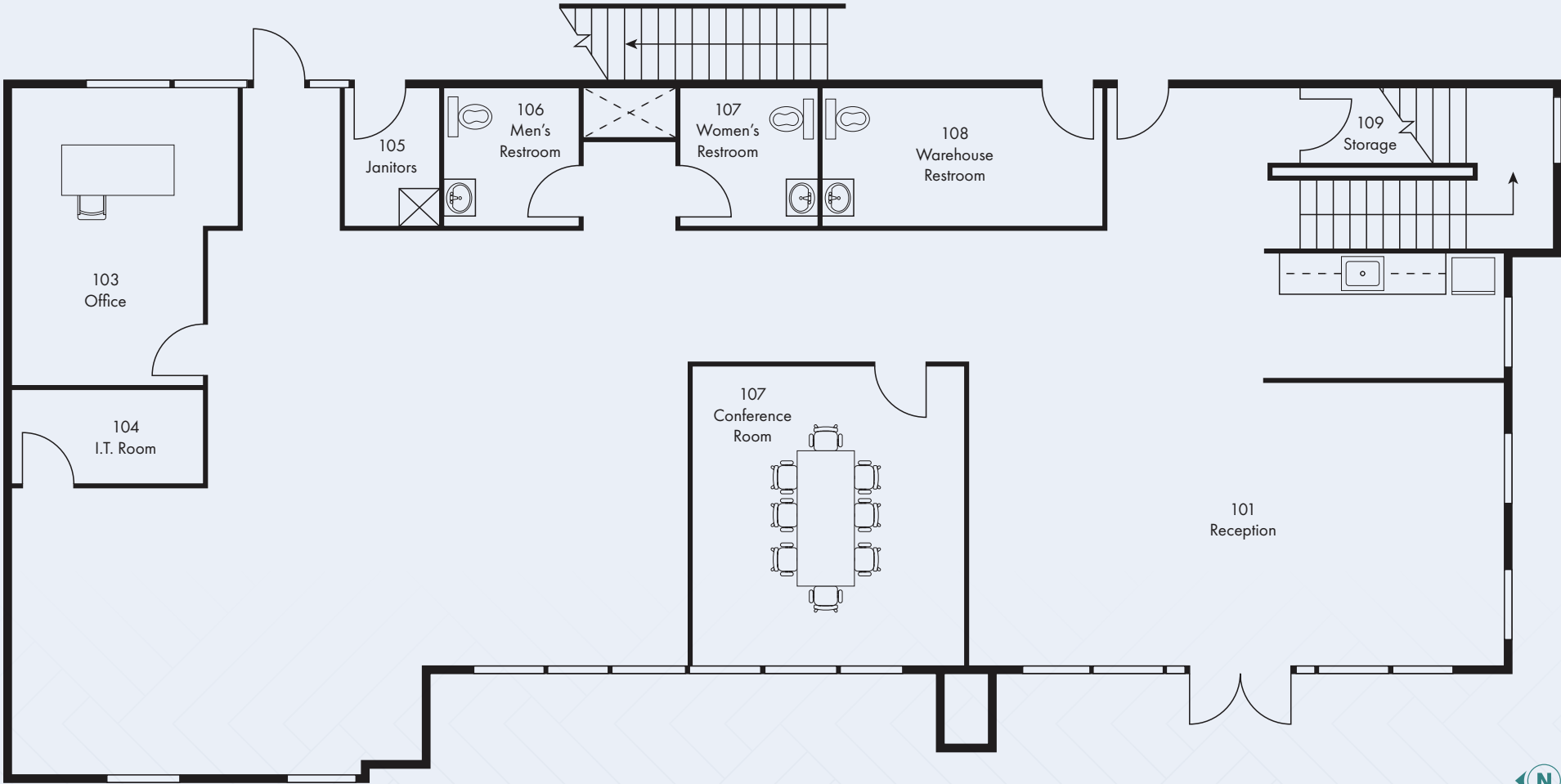
Full diamond interchanges along the Loop 202 at Arizona Ave, Alma School Rd, and McQueen Rd

FLOOR PLANS

SITE KEY

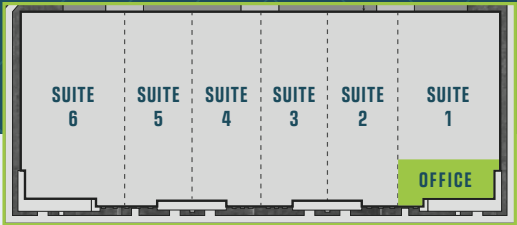


SUITE 1 | FIRST FLOOR

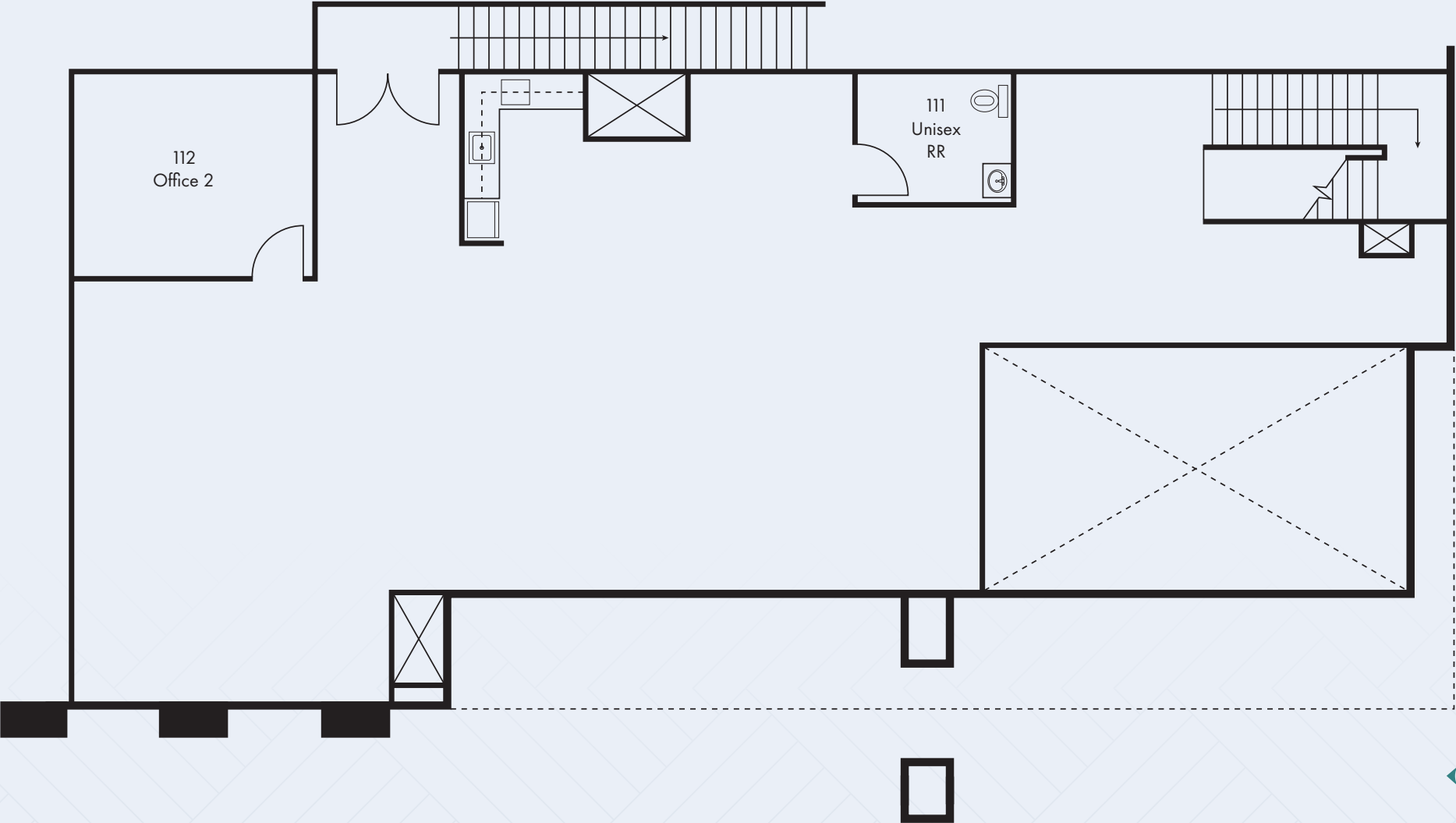


FLOOR PLANS

SITE KEY



SUITE 1 | MEZZANINE

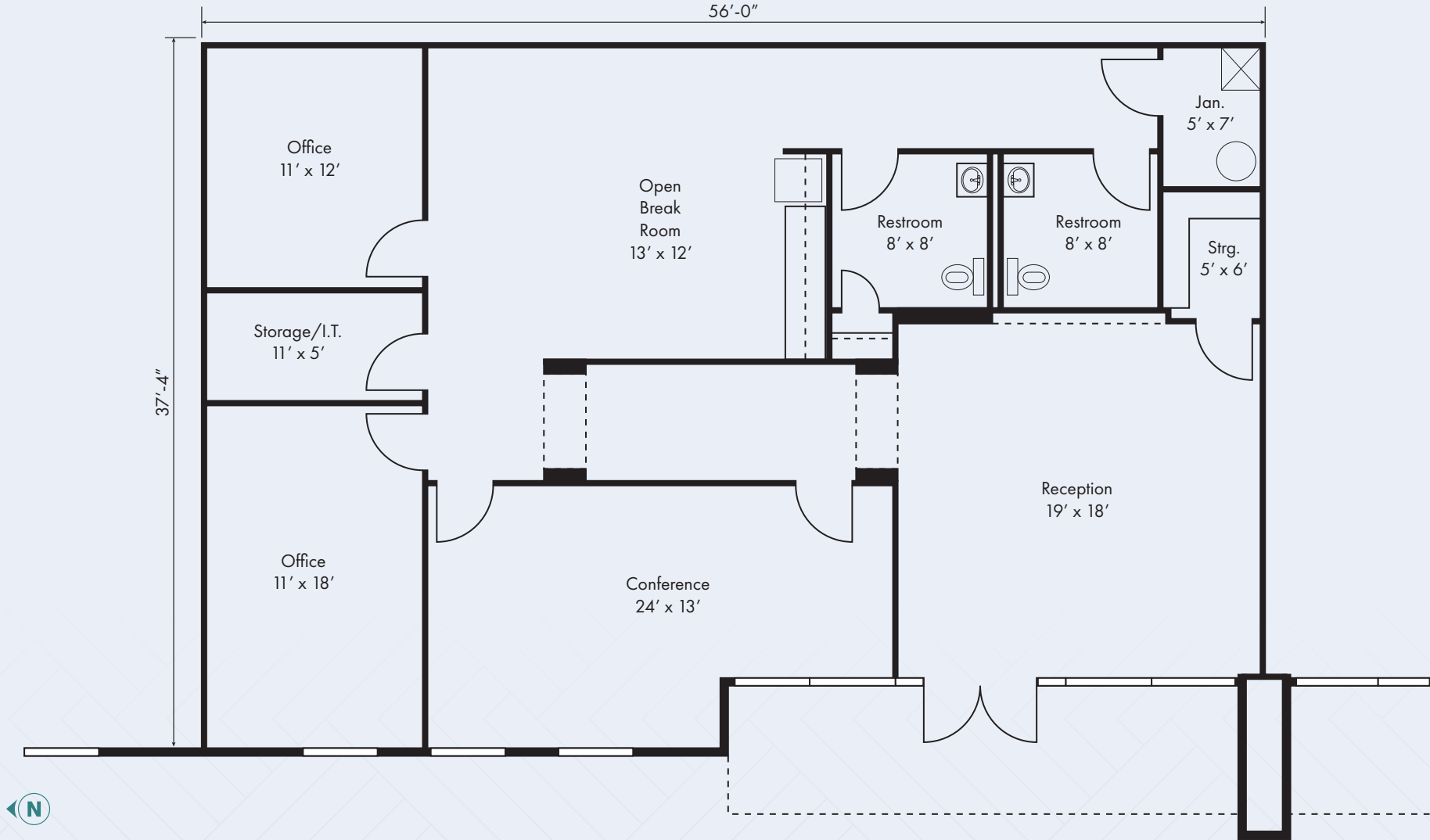


FLOOR PLANS

SITE KEY

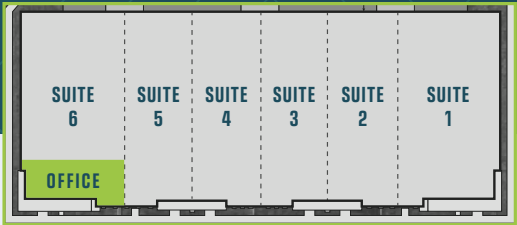


SUITE 4 | FIRST FLOOR

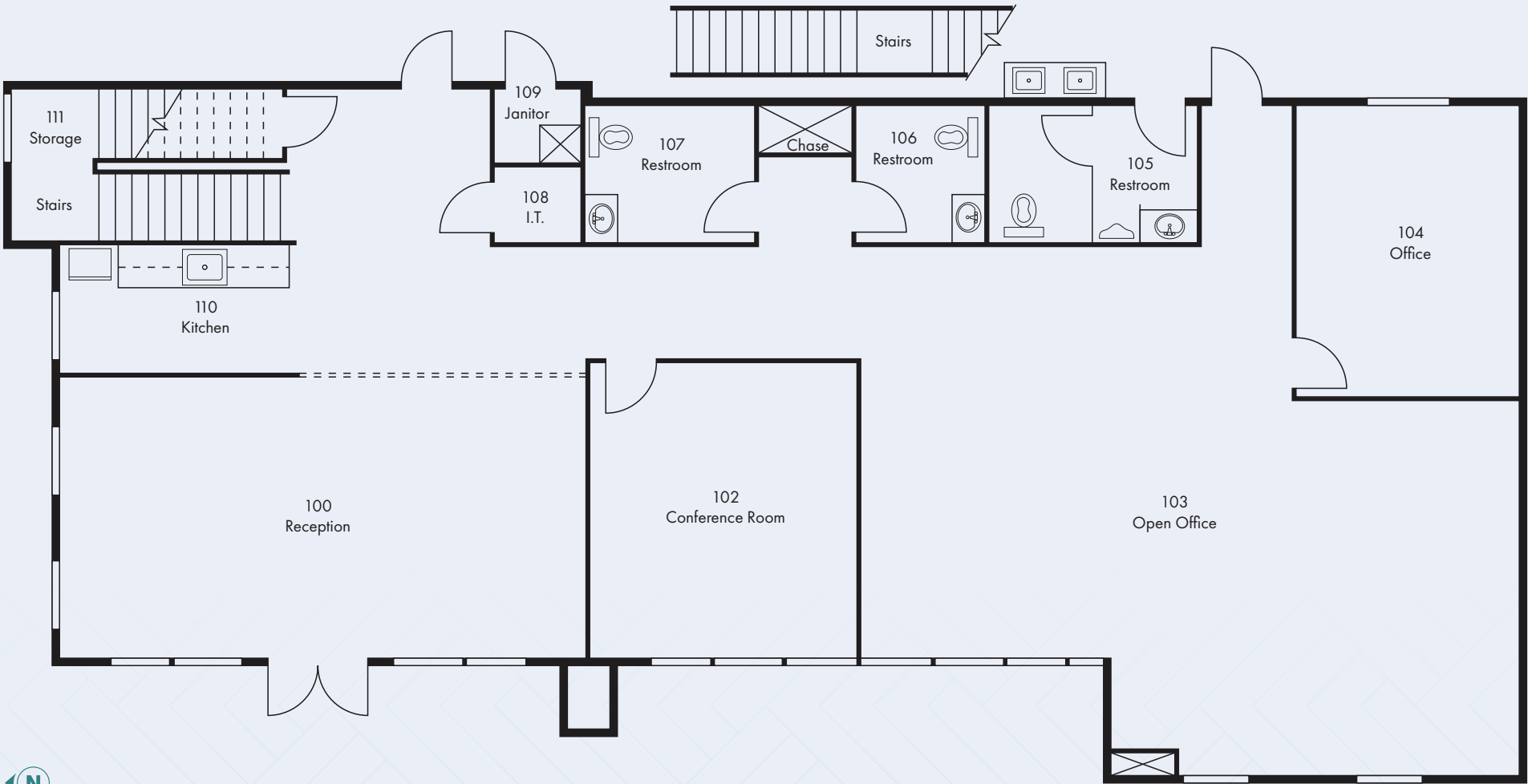


FLOOR PLANS

SITE KEY

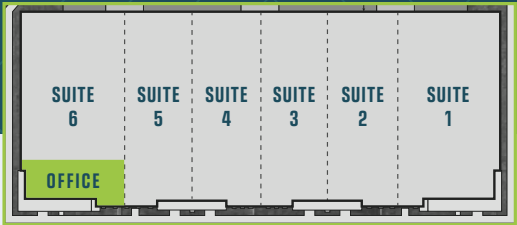


SUITE 6 | FIRST FLOOR

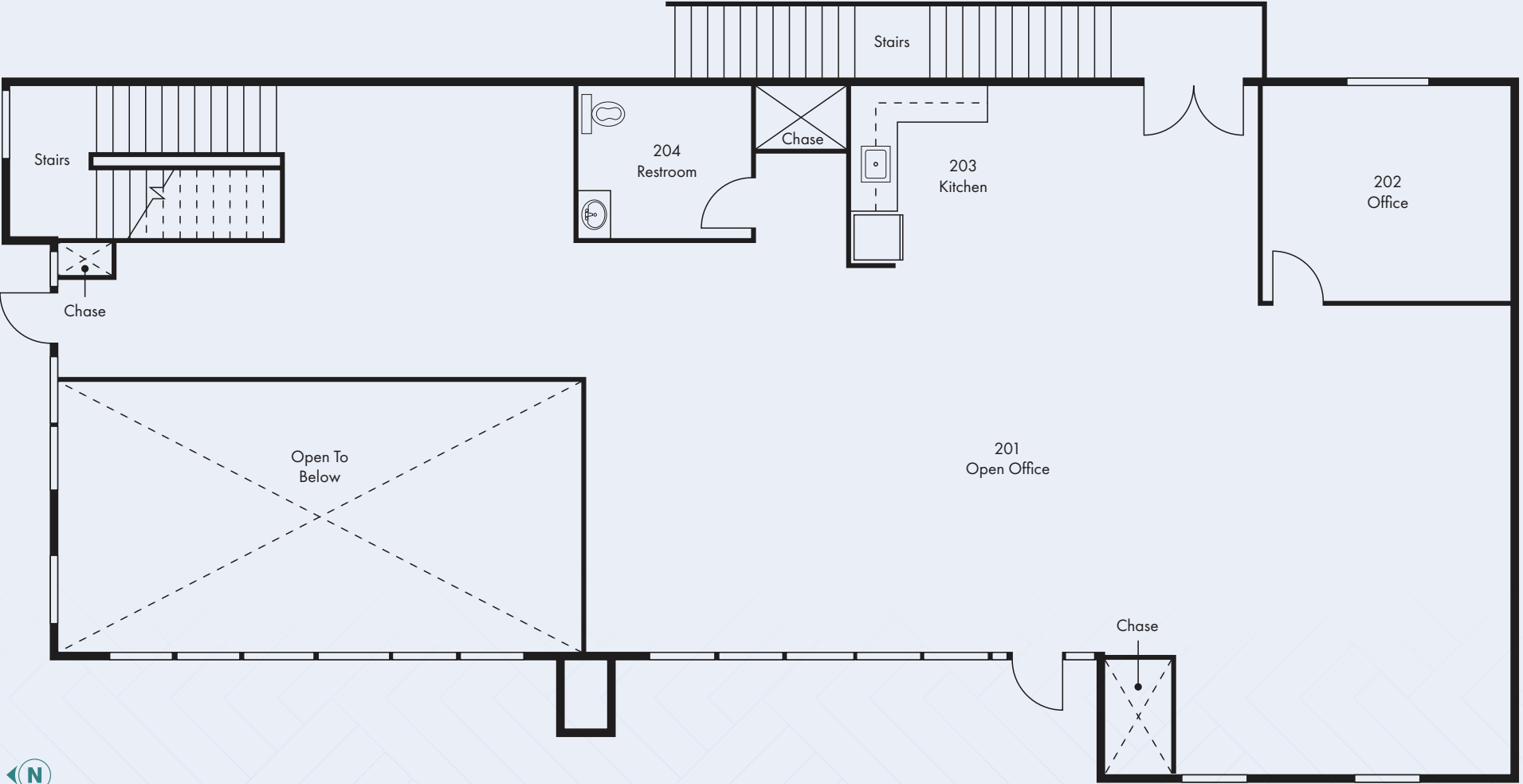


FLOOR PLANS

SITE KEY



SUITE 6 | MEZZANINE



NEIGHBORHOOD AMENITIES





AREA OVERVIEW

CHANDLER



DEMOGRAPHICS

- **POPULATION:**
828,078 in 10-mile radius
- **EDUCATION:**
50.8% college or advanced degree
- **AVERAGE HH INCOME:**
\$106,748



TOP INDUSTRIES:

Aerospace, bioscience, financial services, high-end technology, semiconductor, and advanced manufacturing



CONTINUOUS INFLUX of highly qualified graduates from area colleges and universities



FOR MORE INFORMATION, PLEASE CONTACT:

Serena Wedlich, SIOR
+1 602 735 5633
serena.wedlich@cbre.com

CBRE

A·C·R·E·S
ARIZONA COMMERCIAL REAL ESTATE SERVICES

FAMILY OWNED AND OPERATED

©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.