



NWC 56th Street & Galveston Street | Chandler AZ 85226
INDUSTRIAL/MANUFACTURING CAMPUS | FIVE BUILDINGS | ±423,000 TOTAL SF

Galveston 56

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SIHI

CBRE

Campus Highlights

- ±29.5 Acre Site
- I-1 Zoning, City of Chandler
- Frontage & prominent building signage on 56th Street
- Elegant campus design with onsite amenity areas
- Restaurant & retail amenities within walking distance
- Direct I-10 Freeway access via Ray Road
- ±13 minutes to Sky Harbor International Airport



FIVE INDUSTRIAL BUILDINGS
TOTALING ±423,000 SF



HEAVY POWER



ESFR SPRINKLER SYSTEMS



2.4/1,000 PARKING



ONSITE PICKLEBALL & AMENITY AREA

△ GRADE-LEVEL DOORS ○ TRUCKWELL DOORS



NOT TO SCALE
SUBJECT TO
CHANGE

Industrial Buildings

- 30' & 32' Clear heights
- Mezzanine capable
- Divisible to $\pm 26,000$ SF
- Truckwell & Grade-Level Loading
- ESFR Sprinkler Systems
- Up to 3600 Amps of 277/480V 3-Phase Power (SRP)
- LEED Certified Development
- Tilt-wall construction
- 4000 PSI concrete floors
- Metal roof deck & R-38 insulation package
- Roof Solar capable



BLDG A - SE Corner Perspective



BLDG B - SE Corner Perspective

CONCEPTUAL RENDERINGS
NOT TO SCALE
SUBJECT TO CHANGE

BUILDING A

$\pm 82,908$ SF
 $\pm 30'$ Clear height
60' Speed Bay
52' x 50' column spacing
12 Truckwell Doors
6 Grade-Level Doors
 ± 228 parking spaces

BUILDING B

$\pm 50,911$ SF
 $\pm 30'$ Clear height
60' Speed Bay
52' x 50' column spacing
8 Truckwell Doors
4 Grade-Level Doors
 ± 140 parking spaces

BUILDING C

$\pm 84,239$ SF
 $\pm 30'$ Clear height
60' Speed Bay
52' x 50' column spacing
12 Truckwell Doors
6 Grade-Level Doors
 ± 216 parking spaces

BUILDING D

$\pm 94,580$ SF
 $\pm 32'$ Clear height
60' Speed Bay
52' x 50' column spacing
16 Truckwell Doors
6 Grade-Level Doors
 ± 182 parking spaces

BUILDING E

$\pm 110,364$ SF
 $\pm 32'$ Clear height
60' Speed Bay
52' x 50' column spacing
16 Truckwell Doors
6 Grade-Level Doors
 ± 175 parking spaces

BUSINESSES

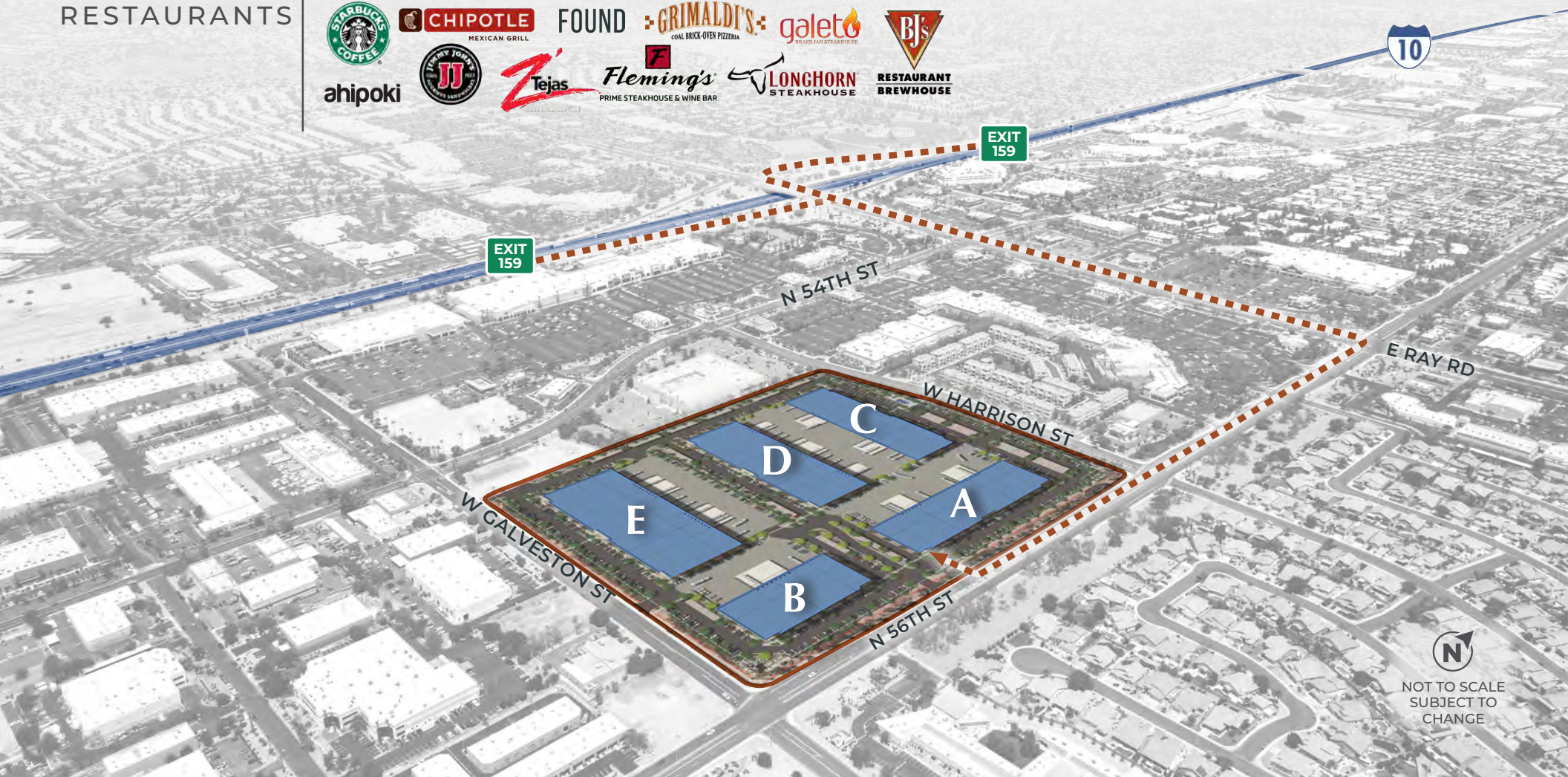


Access & Neighbors

RETAIL & HOTEL



RESTAURANTS




NOT TO SCALE
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Developer Initiatives

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SIHI has a well-established reputation for excellence in shaping commercial properties in the Southwest. They take pride in envisioning and developing real estate that provides enhancements for today's businesses and sustainability well into the future.

Join SIHI in being a part of tomorrow.

SOLARFIT

Power your future with rooftop energy under the SIHI solar initiative, SolarFit.

Occupants can embrace sustainable energy consumption and reduce their carbon footprint, all while enjoying a predictable electric bill **without any required capital cost.**

HOW IT WORKS: Under a separate solar equipment lease agreement, SIHI builds and maintains a rooftop solar system, allowing occupants to offset a significant portion of local energy consumption.

CHARGEPOINT

- Latest generation of Level 2 commercial charging stations
- Per Building: 4 bollard-style stations with 2 charging ports each
- 240V | ±25 miles of range per 1 hour of charging¹
- ChargePoint is the first ENERGY STAR Certified EV charger

STANDARD FEATURES

SIHI's commitment to occupants' well-being and sustainable real estate includes the following standard site and building features:

- Building LEED certification
- Enhanced skylights and clerestory windows
- Spec Suites with high-end finishes
- Building LED lighting & Signature LED exterior lighting opportunity
- Rooftop SolarFit initiative
- ChargePoint Level 2 EV Charging stations
- Abundant environmentally friendly native landscaping




LEED category:
INNOVATION
& DESIGN


LEED category:
SUSTAINABLE
SITES


LEED category:
ENERGY &
ATMOSPHERE

Location & Drive Times



CHANDLER AZ

- #2 **MOST PROSPEROUS CITY IN US**
– Economic Innovation Group (2020)
- #2 **BEST SUBURBS TO LIVE IN ARIZONA**
– Niche (2020)
- #5 **DIGITAL CITIES AWARD**
– Center for Digital Gov't (2020)
- #6 **BEST PLACES TO FIND A JOB**
– WalletHub (2020)
- #8 **BEST CITY TO BUY AN AFFORDABLE HOME**
– Smart Asset (2020)
- #10 **HAPPIEST CITY IN US**
– Zippia (2020)
- #22 **2020 TOP 100 PLACES TO LIVE**
– Livability (2020)

DRIVE TIMES

- 10 MINUTES
- 20 MINUTES
- 30 MINUTES



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