

EMERALD
87

NEC OF W RYAN RD AND S ARIZONA AVE | CHANDLER, AZ

±70,000 SF Class A Industrial

FOR LEASE | DELIVERING FALL 2024 | 100% A/C



CBRE

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BUILDING FEATURES



SIZE: ±70,000 SF on ±4.46 acres



DIVISIBILITY: ±9,000 SF



SPEC OFFICE: ±6,000 SF two-story office on end-cap units



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

CONSTRUCTION PROGRESS

EMERALD
87



SCAN OR CLICK
FOR MORE

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:

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