

**FOR LEASE**  
**±46,500 SF AVAILABLE**

**CHANDLER CROSSROADS II**  
2800 S. GILBERT ROAD | CHANDLER, ARIZONA  
116,058 TSF



Developed by:

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**KEN McQUEEN**  
PRINCIPAL  
602.474.9564  
kmcqueen@leearizona.com

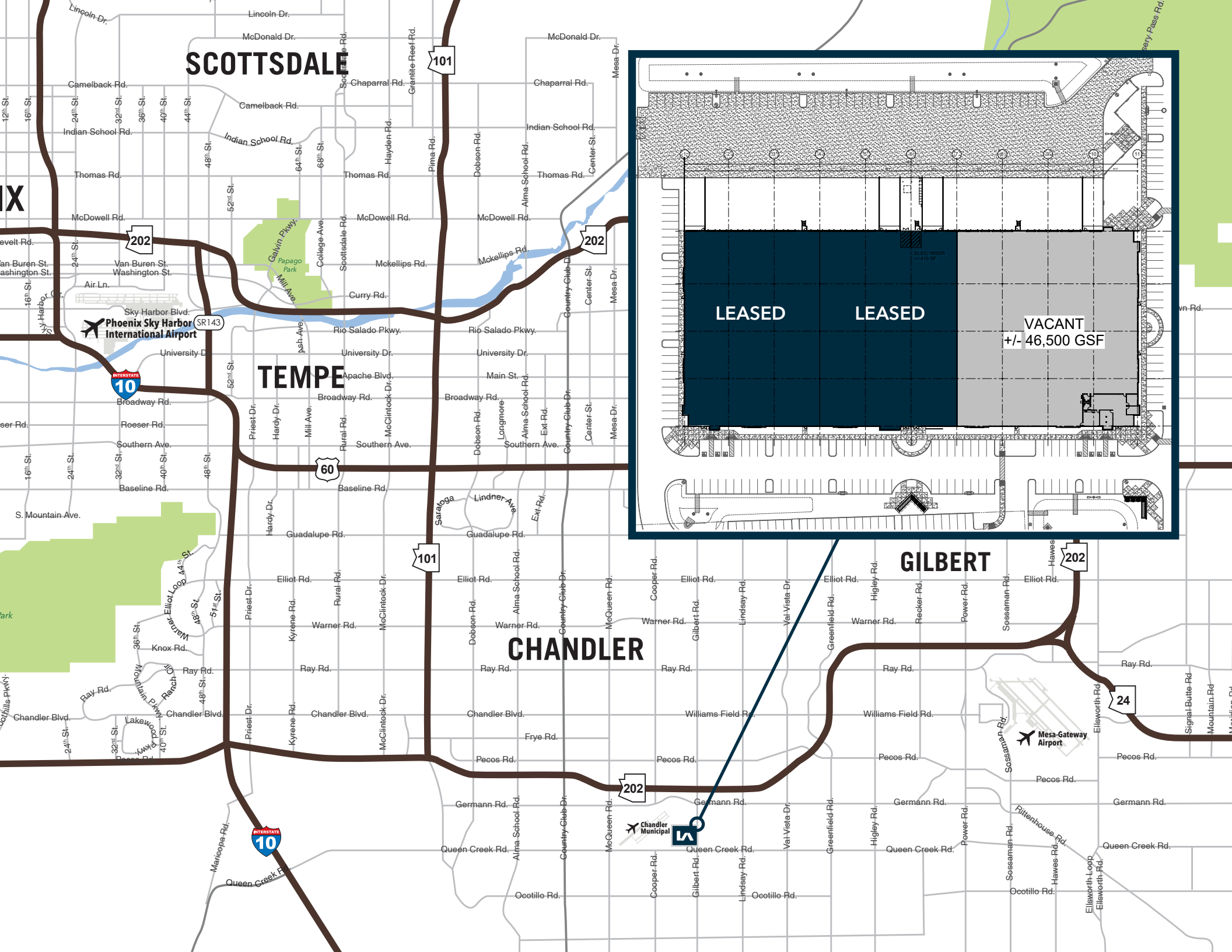
**CHRIS McCLURG, SIOR**  
PRINCIPAL  
602.954.3766  
cmclurg@leearizona.com

**VIAWEST**  
Group

**Alidade**  
Capital

**HUMPHREYS**  
CAPITAL

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# SCOTTSDALE

# TEMPE

# CHANDLER

# GILBERT

LEASED

LEASED

VACANT  
+/- 46,500 GSF



# WELCOME TO CHANDLER, AZ | INNOVATION AND TECHNOLOGY HUB OF THE SOUTHWEST

Chandler boasts a strong employment base that attracts and retains high quality employees and is ranked #1 for millennial job seekers in Arizona (source:NerdWallet). Chandler is the third largest city in Maricopa county with a population of roughly 268,675 residents (median age of 35.6), this city is home to over 109,505 housing units, and growing. Chandler is characterized by its growing population, abundant workforce, and corporate-friendly environment, making it an attractive location for a range of industries including distribution/logistics, manufacturing, e-commerce, and third party logistics providers. Population: 8,900 within a 1 mile radius; 78,495 within a 3 mile radius.



Deloitte

202

202

COOPER RD.

GERMANN RD.

CHANDLER MUNICIPAL AIRPORT





QUEEN CREEK RD.



SUBJECT

FedEx

Insight

-  202 ±1.2 miles to Loop 202 via Gilbert Road
-  30 min to Downtown Phoenix
-  ±3 miles to Chandler Municipal Airport
-  ±10 miles to Phoenix-Mesa Gateway Airport

Liberty Mutual INSURANCE

Walmart

Chick-fil-A

Red Lobster

DELTA

OLD CHICAGO

IN-N-OUT

ZUPAS

Panera BREAD

Village Inn

Olive Garden

STARBUCKS

CHASE

rubios

TEXAS

TARGET

Doritos

Wendys

FIREHOUSE SUBS

McDonald's

Jack-in-the-Box

CardinalHealth

eggstasy

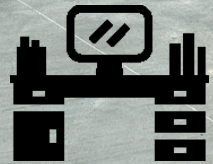
OKU



116,085 SF



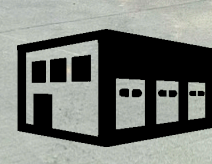
DIVISIBLE TO  
29,024 SF



2,396 SF  
SPEC OFFICE



30' CLEAR  
HEIGHT



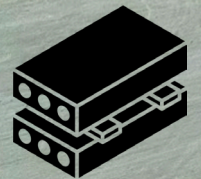
DOCK & GRADE  
LOADING



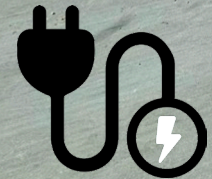
222' BUILDING  
DEPTH



COLUMN  
SPACING 52'x54'



7" REINFORCED  
SLAB



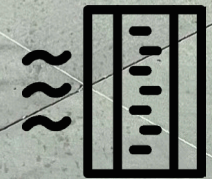
3,200 AMPS  
277/480V



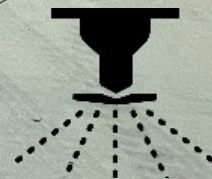
2/1,000 SF



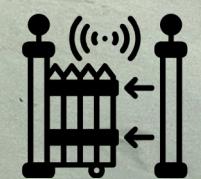
PAD ZONING  
CHANDLER



R-38 ROOF  
INSULATION



ESFR  
SPRINKLERS



SECURED PAVED  
TRUCK COURT

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