



Chandler Airport Business Park

NWC of Cooper Road & Queen Creek Road - Chandler, AZ

Four Class A Industrial Buildings Totaling $\pm 318,683$ SF
Available For Lease

Class A Distribution / Manufacturing Project

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Professionally Owned and Managed By:



Exclusively Represented By:



KOSS | LOUER TEAM

Chandler Airport Business Park Property Features & Site Plan

△ Dock High ● Grade Level



Total SF:
±318,683 SF



ESFR Sprinkler
System K-25 Heads



Secured Concrete
Truck Courts



R-40 Insulation
Rating



Building Dimensions:
Bldg 1: 548' x 193'
Bldg 2: 436' x 142'-11"
Bldg 3: 545'-5" x 181'-6"
Bldg 4: 253'-6.5" x 242'-9"



Move in ready
improvements:
HVAC, LED lights,
& dock levelers



I-1 Zoning
City of Chandler



Class-B Coated Foam
Roofing System with a
15 Year Warranty



1,200 - 2,500 Amps
277/480V, 3 Phase



±20 Acre
Site



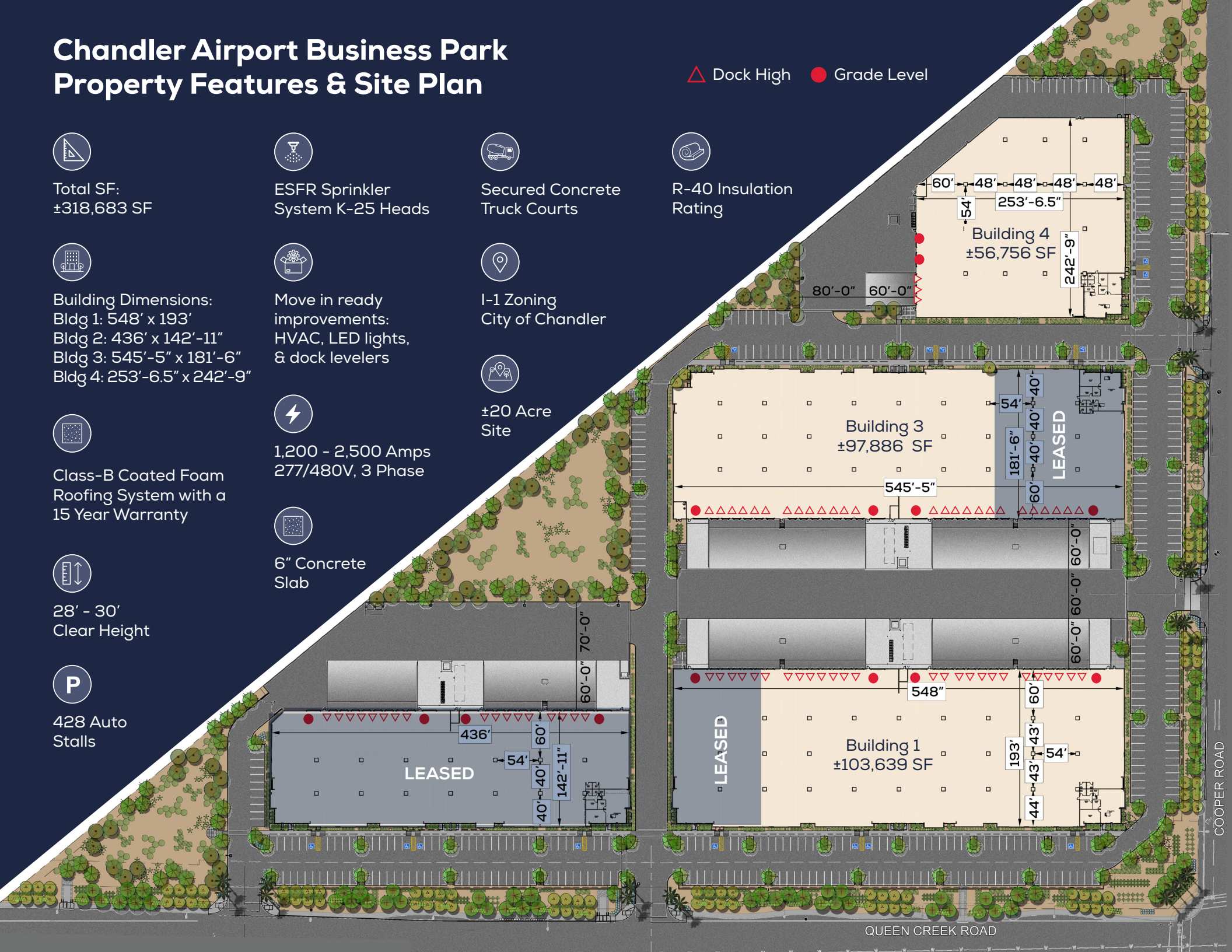
28' - 30'
Clear Height



6" Concrete
Slab

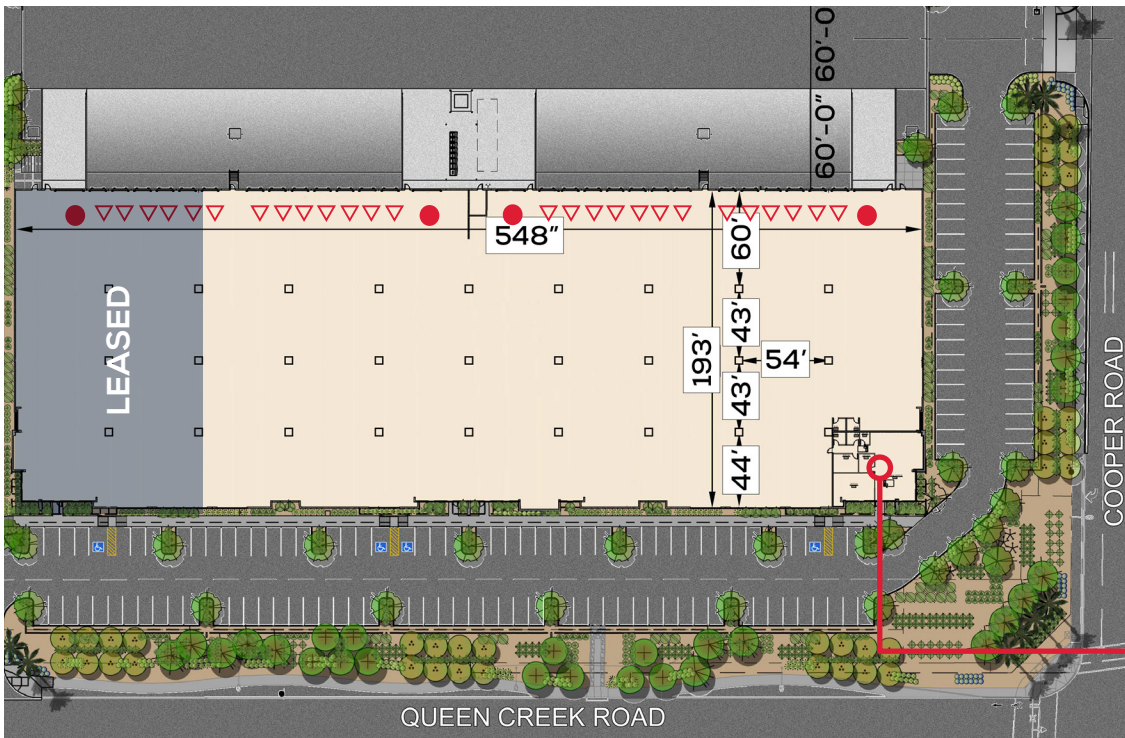


428 Auto
Stalls



QUEEN CREEK ROAD

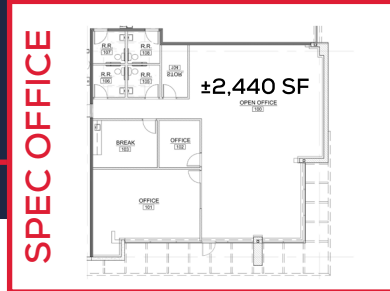
COOPER ROAD



Chandler Airport Business Park - Bldg 1

1950 E Queen Creek Road

- Total Building: ± 103,639 SF - Divisible to: ±25,909 SF
- Building Dimensions: 548' x 193'
- Spec Office: ±2,440 SF
- Dock Positions: 26
- Grade Level Positions: 4 (16' x 14')
- Column Spacing: 54' x 43' (60' Speed Bay)
- 2,500 Amps, 277/480V, 3 Phase
- Clear Height: 30'
- Truck Court Depth: 180'
- 145 Parking Spaces: Including 4 Handicap Spaces and 2 Electric Vehicle Charging Spaces

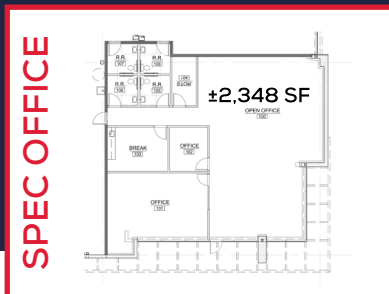


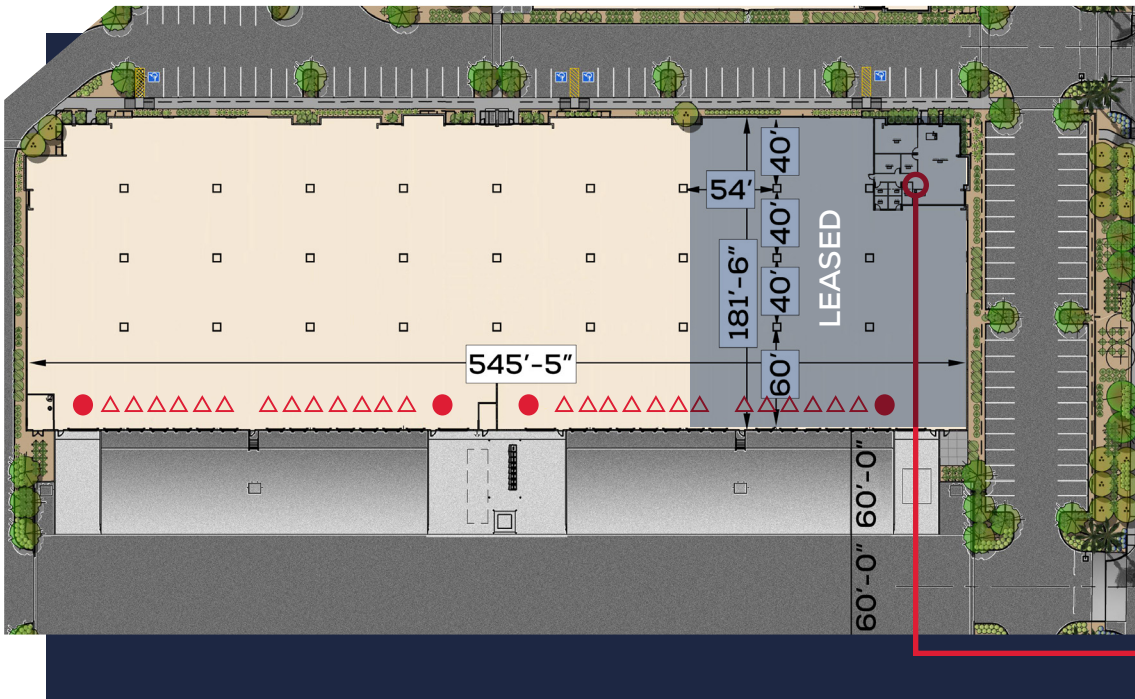
Chandler Airport Business Park - Bldg 2

1900 E Queen Creek Road

FULLY LEASED

- Total Building: ±60,402 - Divisible to: ±15,100 SF
- Building Dimensions: 436' x 142'-11"
- Spec Office: ±2,348 SF
- Dock Positions: 17
- Grade Level Positions: 4 (16' x 14')
- Column Spacing: 54' x 40' (60' Speed Bay)
- 1,600 Amps, 277/480V, 3 Phase
- Clear Height: 28'
- Truck Court Depth: 130'
- 96 Parking Spaces: Including 4 Handicap Spaces and 2 Electric Vehicle Charging Spaces





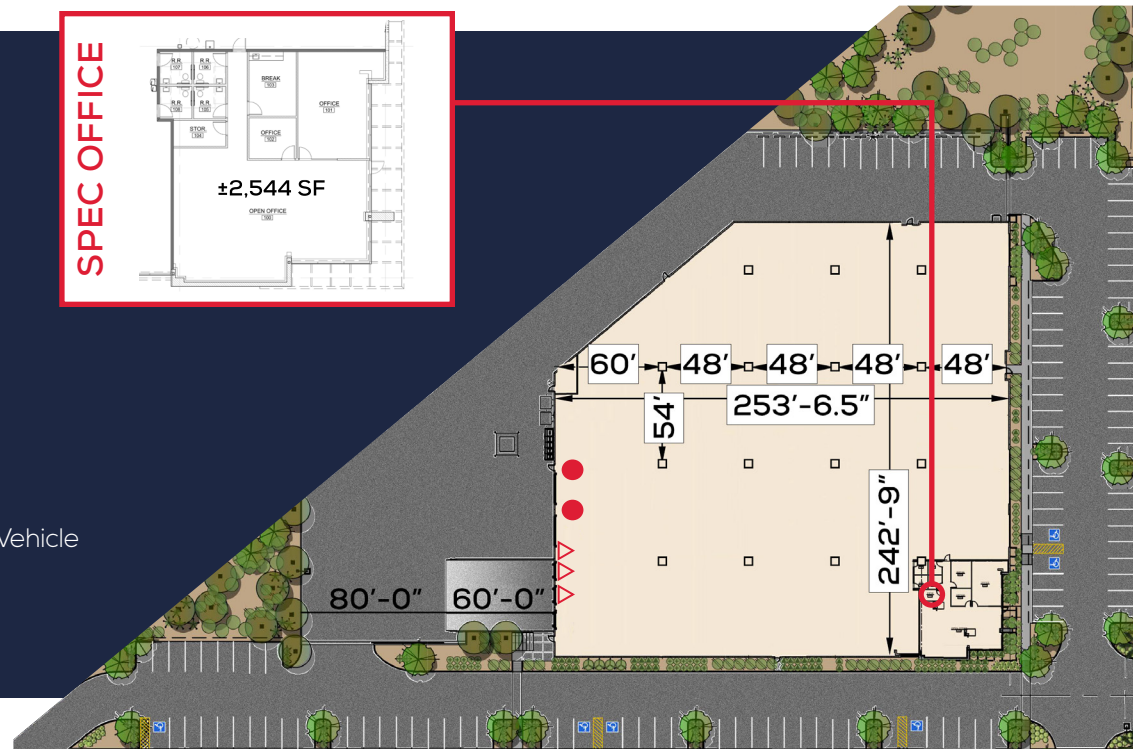
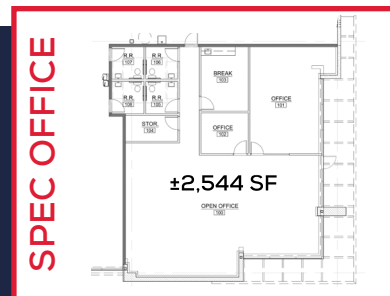
Chandler Airport Business Park - Bldg 3 2850 S Cooper Road

- Total Building: ±97,886 SF - Divisible to: 24,471 SF
- Building Dimensions: 545'-5" x 181'-6"
- Spec Office: ±2,577 SF
- Dock Positions: 26
- Grade Level Positions: 4 (16' x 14')
- Column Spacing: 54' x 40' (60' Speed Bay)
- 2,500 Amps, 277/480V, 3 Phase
- Clear Height: 30'
- Truck Court Depth: 180'
- 137 Parking Spaces: Including 4 Handicap Spaces and 2 Electric Vehicle Charging Spaces

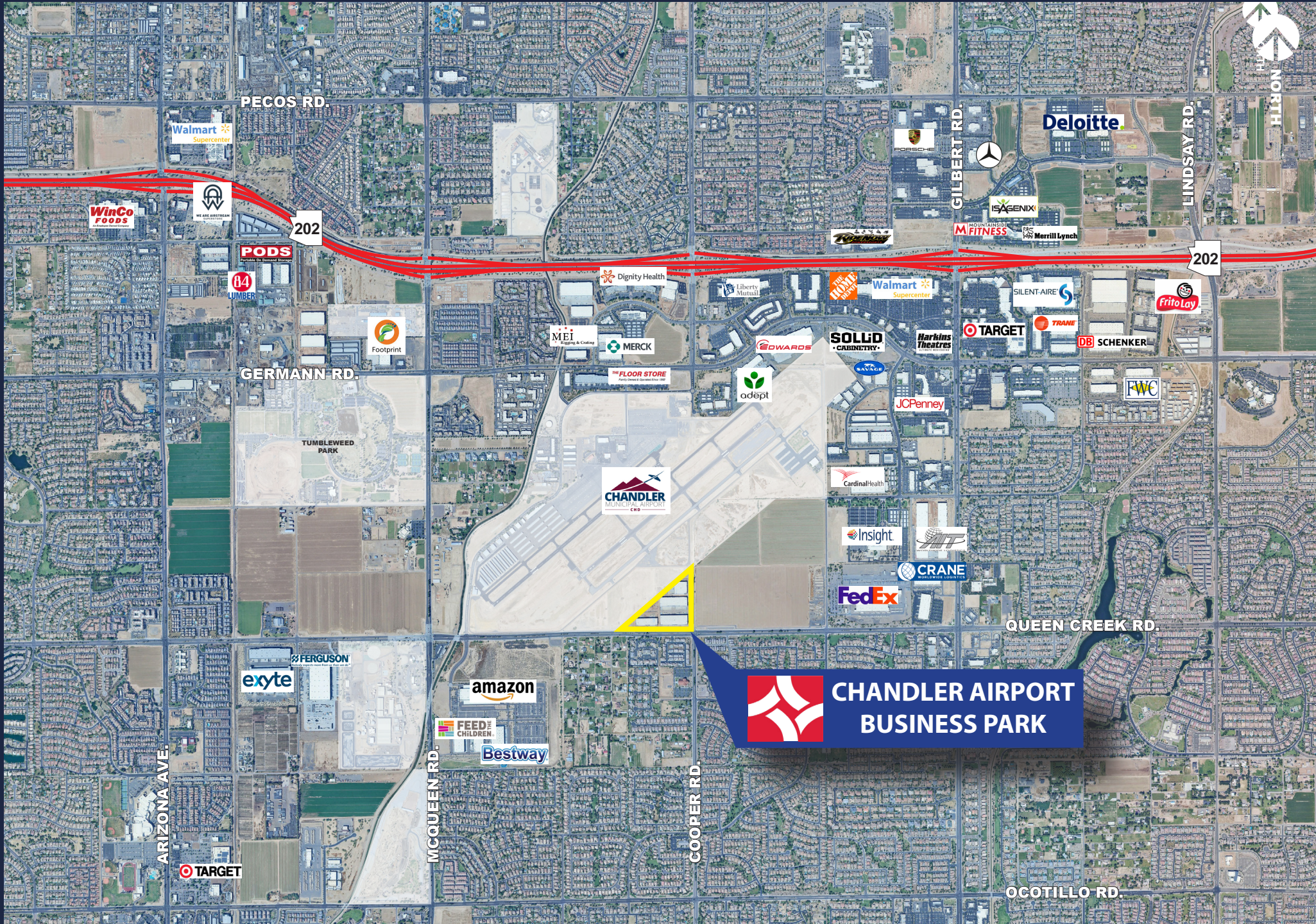


Chandler Airport Business Park - Bldg 4 2800 S Cooper Road

- Total Building: ±56,756 SF
- Building Dimensions: 253'-6.5" x 242'-9"
- Spec Office: ±2,544 SF
- Dock Positions: 3
- Grade Level Positions: 2 (16' x 14')
- Column Spacing: 54' x 48' (60' Speed Bay)
- 1,200 Amps, 277/480V, 3 Phase
- Clear Height: 28'
- Truck Court Depth: 140'
- 64 Parking Spaces: Including 2 Handicap Spaces and 2 Electric Vehicle Charging Spaces



Corporate Neighbors



 **CHANDLER AIRPORT
BUSINESS PARK**

Walmart Supercenter

Deloitte

WinCo Foods

PODS

14 LUMBER

Footprint

Dignity Health

MEI

MERCK

FLOOR STORE

adept

EDWARDS

SOLID CABINETRY

Harkins Theatres

TARGET

TRANE

DB SCHENKER

Frito Lay

GERMANN RD.

TUMBLEWEED PARK

CHANDLER MUNICIPAL AIRPORT

JCPenney

Cardinal Health

Insight

CRANE

FedEx

QUEEN CREEK RD.

exyte

FERGUSON

amazon

FEED THE CHILDREN
Bestway

ARIZONA AVE.

TARGET

MCQUEEN RD.

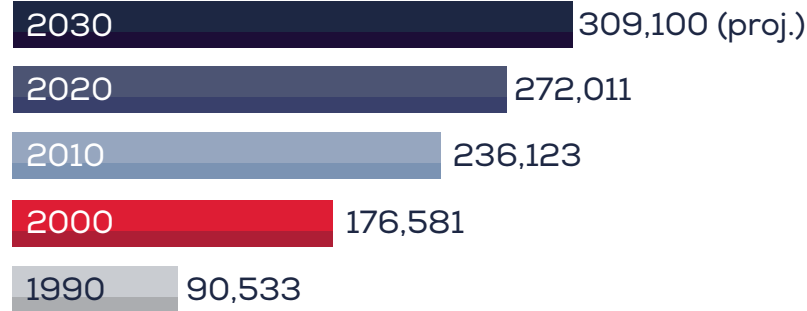
COOPER RD.

OCOTILLO RD.

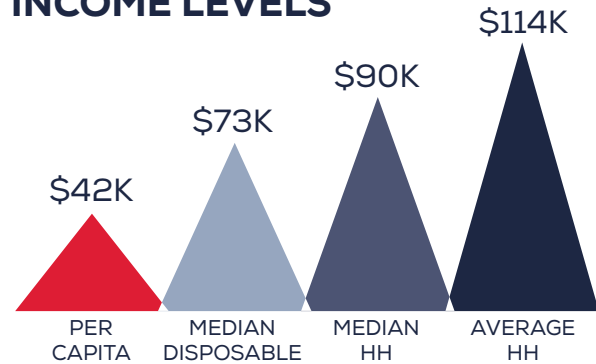


Chandler Demographics

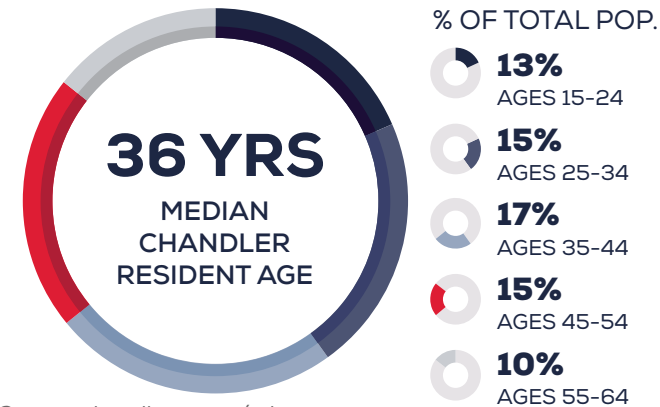
POPULATION GROWTH



INCOME LEVELS

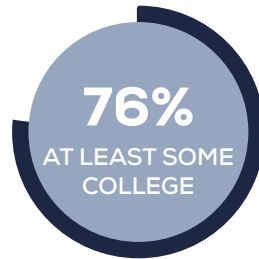
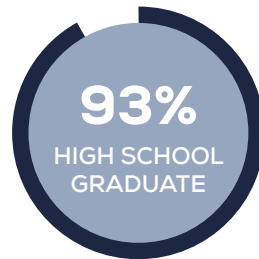


WORKING AGE POPULATION



Source: chandleraz.gov/ed

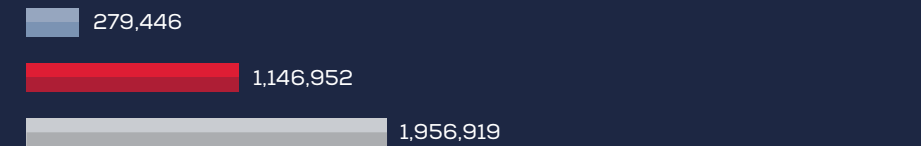
EDUCATIONAL ATTAINMENT (AGES 25+)



DRIVE TIMES

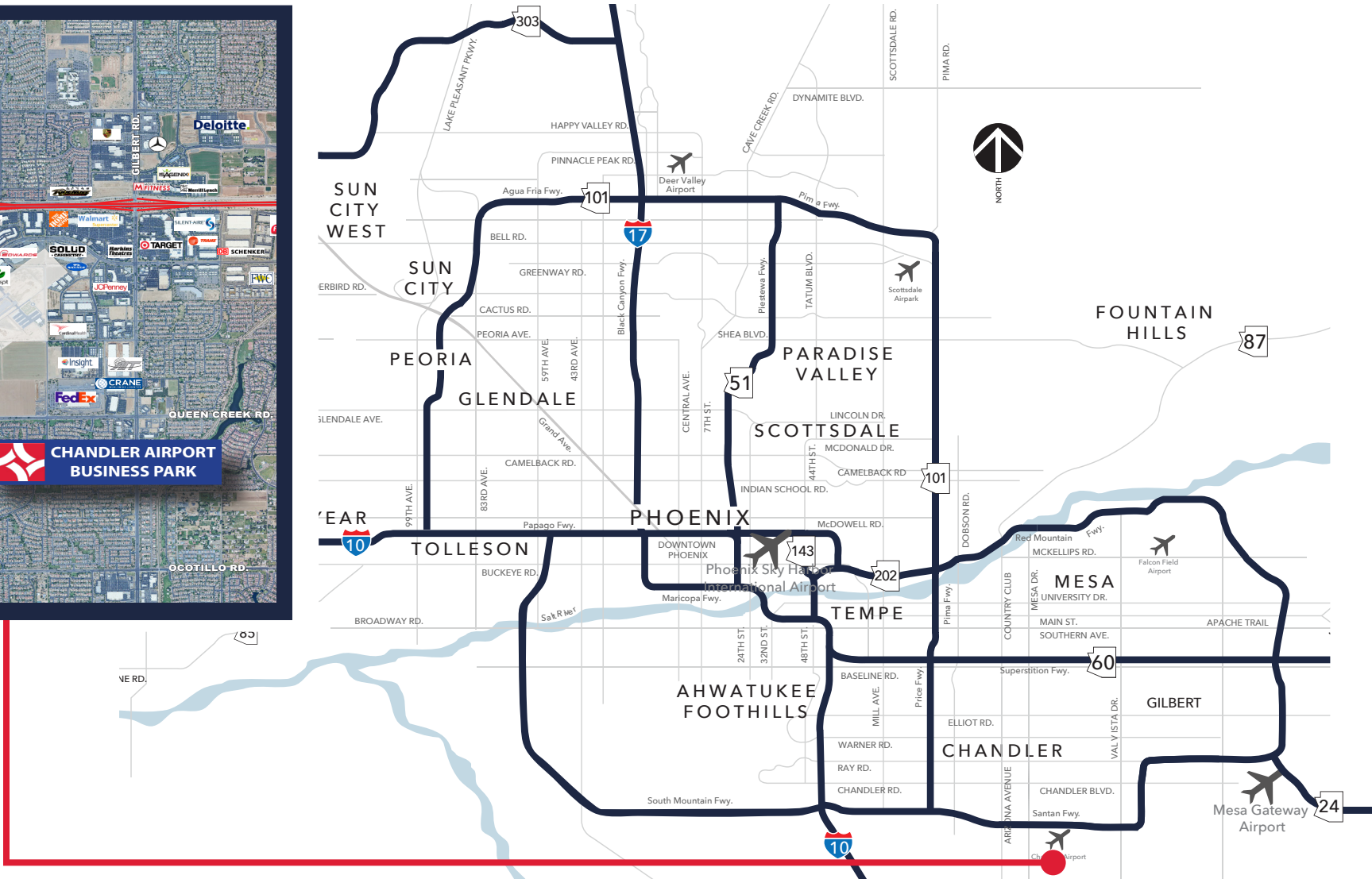
Arizona State University	17 Miles	22 Minutes
Arizona State University - Polytechnic	9 Miles	11 Minutes
Chandler Fashion Center (Regional Mall)	7 Miles	11 Minutes
Chandler Gilbert Community College	2 Miles	5 Minutes
I-10 Freeway	10 Miles	10 Minutes
Loop 202 Freeway	1 Mile	1 Minute
Loop 101 Freeway	6 Miles	6 Minutes
Sky Harbor International Airport	23 Miles	23 Minutes

DRIVE TIME POPULATION





CHANDLER AIRPORT BUSINESS PARK



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