



AVION SQUARE

±39,620 SF Total PAD Flex Space For Lease / Available Q4 2026



1925 E GERMANN RD, CHANDLER, AZ 85286



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Designated Broker
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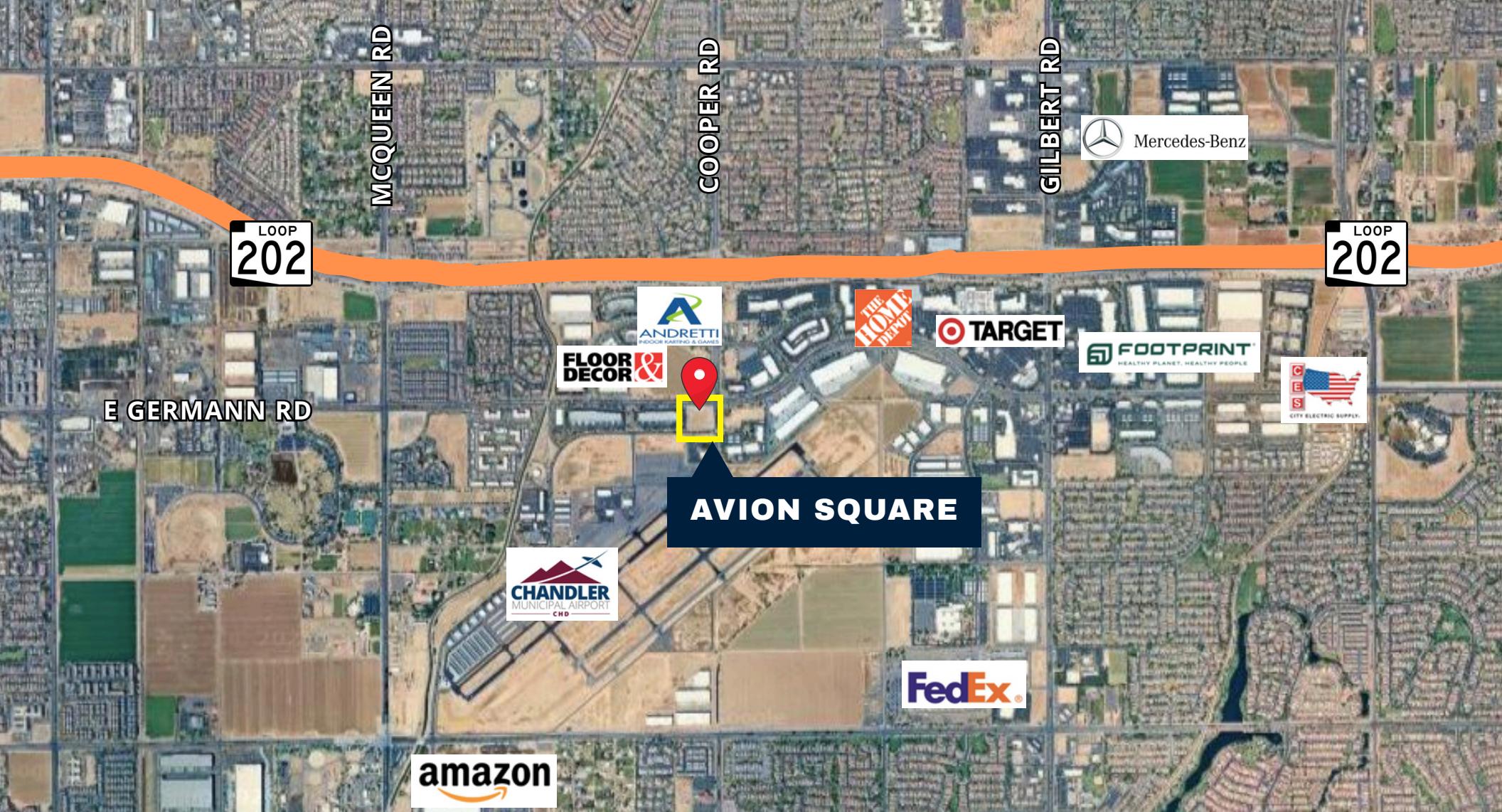
REAL ESTATE & INVESTMENTS

AVION SQUARE

Avion Square is a premier industrial property situated just half a mile from the Loop 202 freeway and well-developed business parks. With best-in-class building features and an ideal location, Avion Square offers an exceptional opportunity for businesses seeking top-tier logistics and manufacturing infrastructure in a competitive submarket. This will be available for a single or multi-tenancy.

PROPERTY FEATURES

- **BUILDING DIMENSIONS 246' X 162'**
 - ±39,620 TOTAL SF
- **DIVISIBLE UP TO 4 TENANTS (±9,300 SF EACH)**
- **FLEXIBLE TENANT IMPROVEMENT ALLOWANCE**
- **27' - 30' CLEAR HEIGHT**
- **2 DOCK DOORS- 9'X10'**
- **4 GRADE LEVEL DOORS- 14'X18'**
- **COLUMN SPACING 54X60 AND 50X63**
- **3,000 TOTAL AMPS OF POWER**
- **6' REINFORCED SLABS**
- **PRIVATE TRUCK AREA**
- **PARKING - 105 AUTO STALLS**
- **ROOF TYPE - 60 MIL TPO**
- **SPRINKLERS - FULLY SPRINKLED**
- **A/C - PER TENANT NEEDS**
- **POTENTIAL FOR FENCED YARD**
- **ZONING- PAD FLEX**



POPULATION



1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	LABOR FORCE
7,542	110,030	312,561	230,571