

Construction Underway | Professional/Corporate
Industrial Building in Chandler, Arizona

Chandler Corporate Industrial Center II

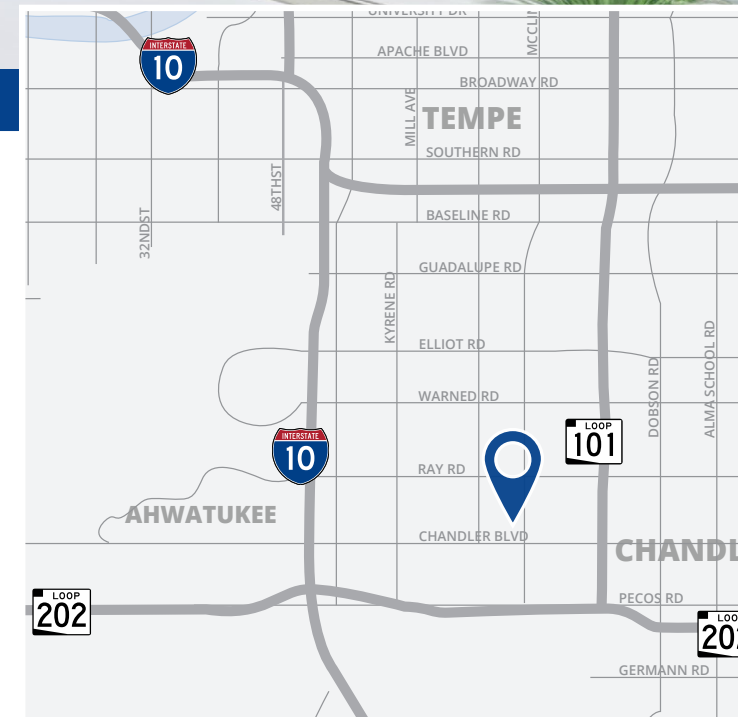
4141 W Galveston St. | Chandler, Arizona 85226



Location & Features

- SWC of McClintock Dr & Galveston St
- Chandler Corporate Center II, now available for pre-leasing
- Tenant signage available
- Zoning: PAD, City of Chandler
- Parcel: 301-86-325A
- Excellent South Chandler location and huge demographics
- ±1 mile to Chandler Fashion Square
- ±1.5 miles to 101 and 202 Freeways, easy access
- 20 minutes from Phoenix Sky Harbor Airport
- Corporate neighbors include: Gummi World, Creative Leather Furniture, Garmin International, Broadcom, Equiant Financial Services, Arizona Priority Care, SM Line, and Alpha & Omega

CALL FOR PRICING!



Construction Underway | Professional/Corporate Industrial Building in Chandler, Arizona

Chandler Corporate Industrial Center II

4141 W Galveston St. | Chandler, Arizona 85226



Building Specs

Building Size: ±86,286 SF
Clear Height: 24' Minimum Clearance
Bay Doors: 24 doors total, 4 dock-high
Parking Ratio: 222 total spaces, 3.0/1000
Electrical: 3000A, 277/380 3phase, 4W
Plumbing: 2 1/2" CW, 4" waste line

Building Apron: Truck wells and open apron available for optimal truck maneuvering
Ingress/Egress: Excellent building access off Juniper Drive, Galveston Street, and McClintock Drive
Roof: Diathon acrylic elastomeric roofing system on 1 inch urethane foam
HVAC: Curbs for future 3-5 ton Carrier HCQ unit, approx. 750 lbs. & curb for future united Metal Products #GV4860 relief vent, approx. 250 lbs.
EVAP: Curbs for future United Metal Products #UMP739D evap cooler, approx. 1,150 lbs.



Northwest Corner



Galveston Main Entrance



Northeast Corner



Galveston Direct Access



Chandler Corporate Industrial Center II



Site Under Construction!
Approx. 86,286 SF

Contact

Greg Hopley

Executive Vice President

DIR +1 480 655 3333 | MOB +1 602 999 5396

Greg.Hopley@colliers.com

Dillon Hopley

Vice President

DIR +1 480 655 3301 | MOB +1 602 478 0067

Dillon.Hopley@colliers.com

8360 E. Raintree Dr. Ste. 130

Scottsdale, AZ 85260

+1 480 596 9000

colliers.com/arizona

Colliers



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.