

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

# Chandler Corporate Industrial Center II

4141 W Galveston St. | Chandler, Arizona 85226

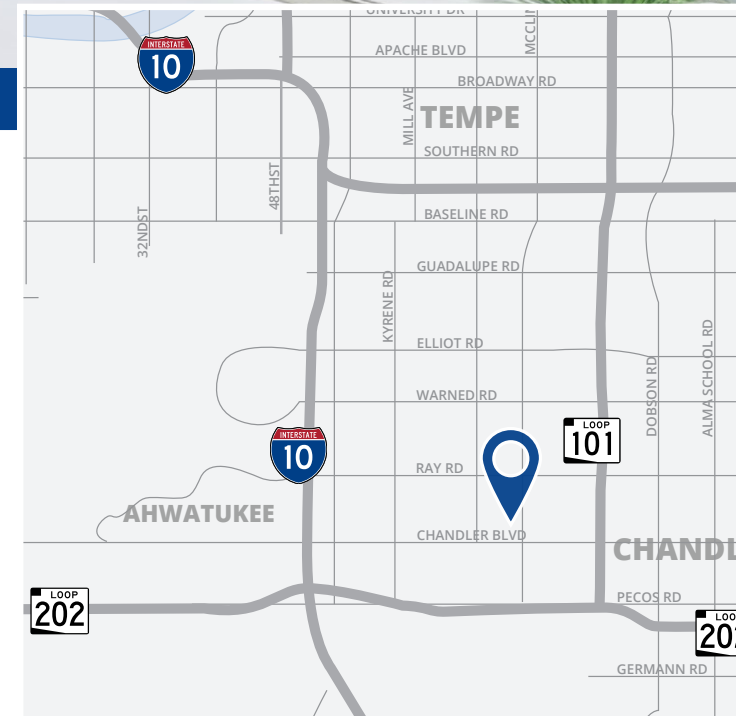
Colliers



## 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!



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# 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

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