

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

Colliers

Chandler Corporate Industrial Center II

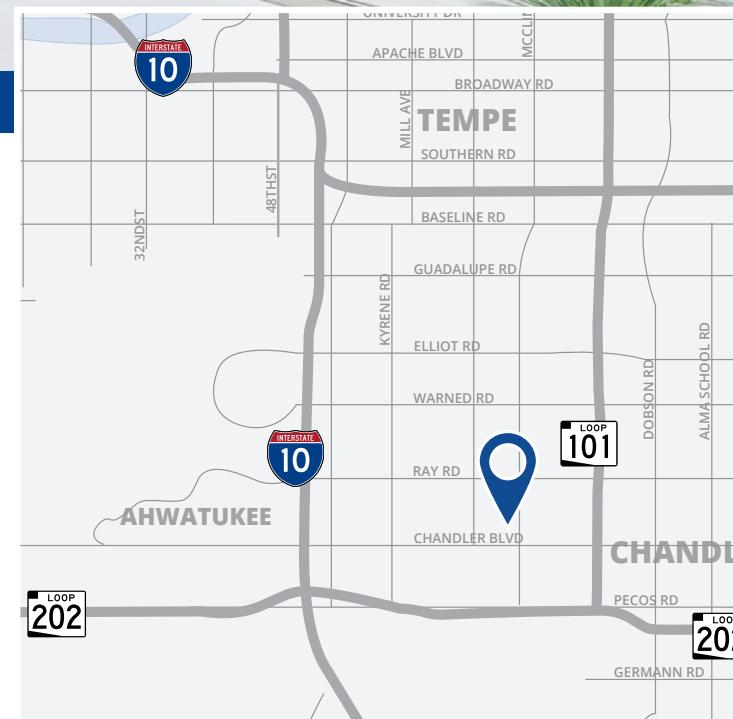
4141 W Galveston St. | Chandler, Arizona 85226



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

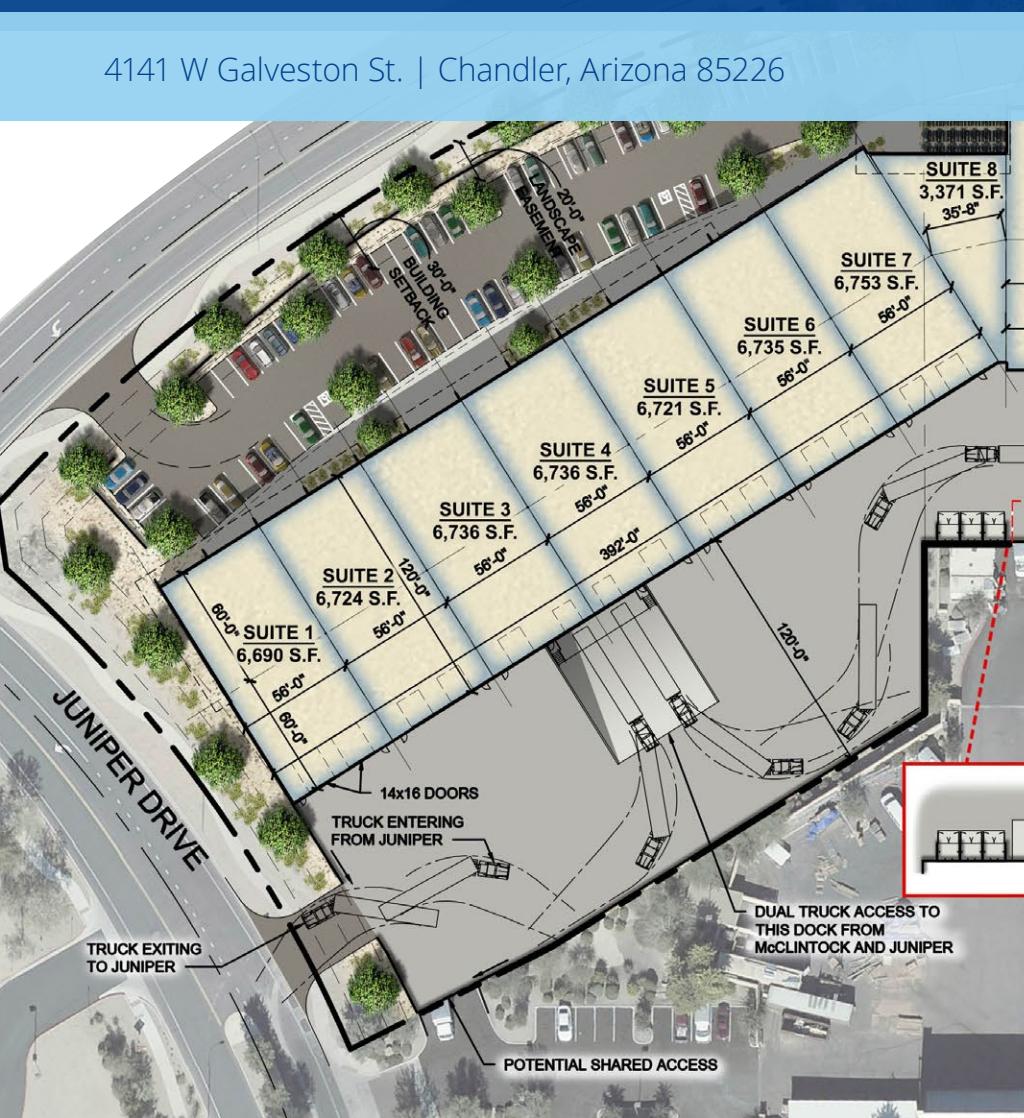
CALL FOR PRICING!



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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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