

CHANDLER AIRPORT COMMERCE PARK

3475 S MCQUEEN ROAD, CHANDLER, AZ

±104,300 SF AVAILABLE FOR LEASE
DIVISIBLE TO ±19,530 SF

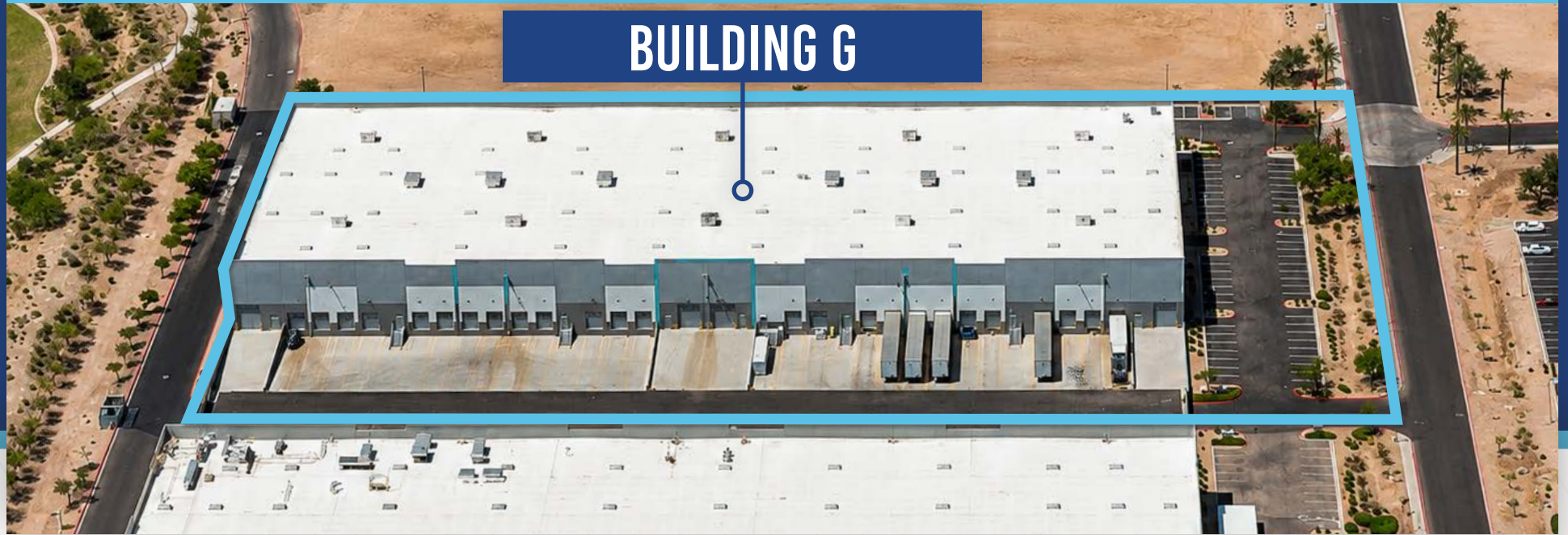
CLASS A BUILDING

ADJACENT TO CHANDLER MUNICIPAL AIRPORT

FRONTAGE ON MCQUEEN ROAD



BUILDING G



PROPERTY HIGHLIGHTS



TOTAL BLDG SIZE

±104,300 SF
(Divisible to ±19,530 SF)



OFFICE SF

±2,317 SF
(Expandable)



YEAR BUILT

2020



SECURITY

Fully Secured Truck Court



CAR PARKING

159 Spaces
(1.52/1,000 SF)



CLEAR HEIGHT

28'



COOLING

100% HVAC



LIGHTING

LED



SPRINKLERS

ESFR



POWER

3,000 Amps
277 480 Volt 3 Phase



DOCK-DOORS

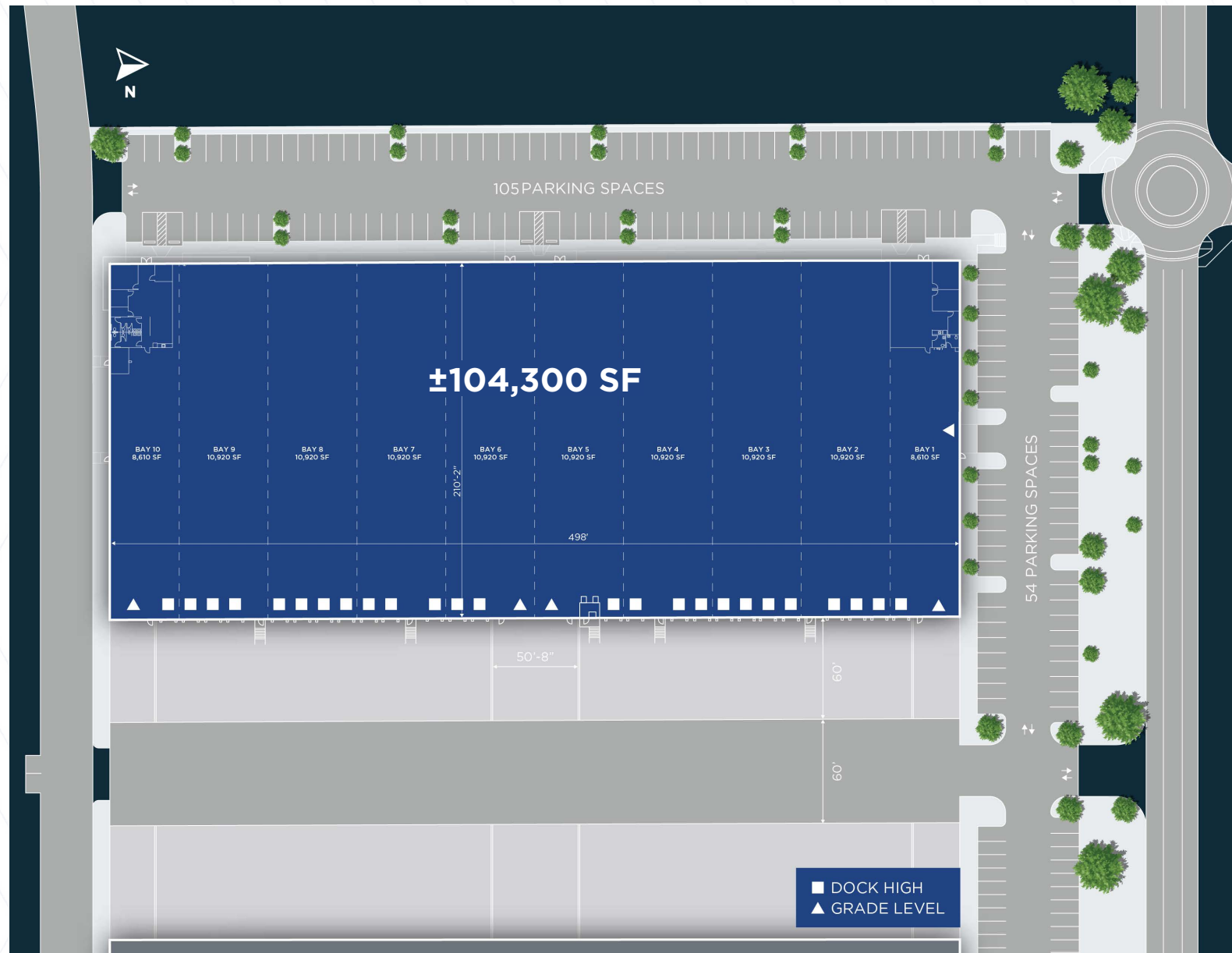
25



GRADE LEVEL DOORS

5

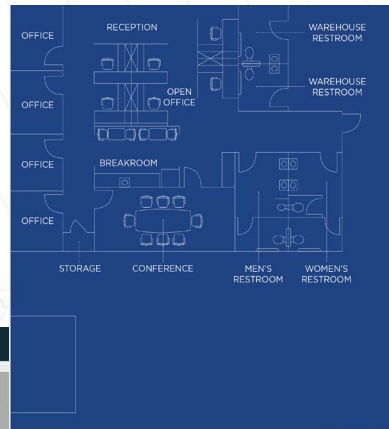
SITE PLAN



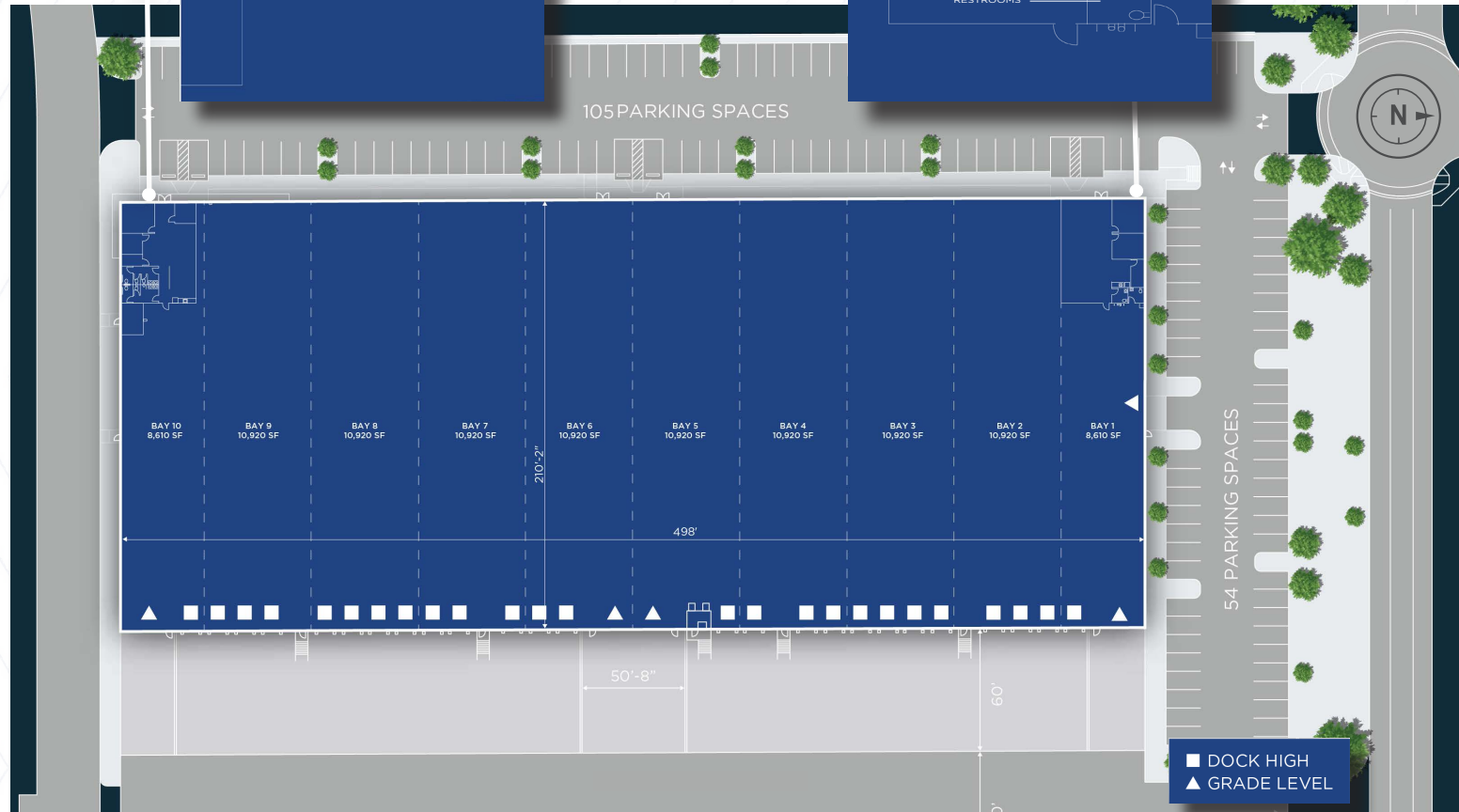
DIVISIBILITY OPTIONS



SUITE 2 OFFICE
±2,088 SF



SUITE 1 OFFICE
±2,317 SF



AERIAL VIEW



1.8 MILES TO LOOP 202
3 MINUTES



EAST QUEEN CREEK ROAD

SOUTH MCQUEEN ROAD

CHANDLER AIRPORT
COMMERCE PARK
BUILDING 6



CHANDLER AIRPORT
0.5 MILES



LOOP 202
1.8 MILES



LOOP 101
6 MILES



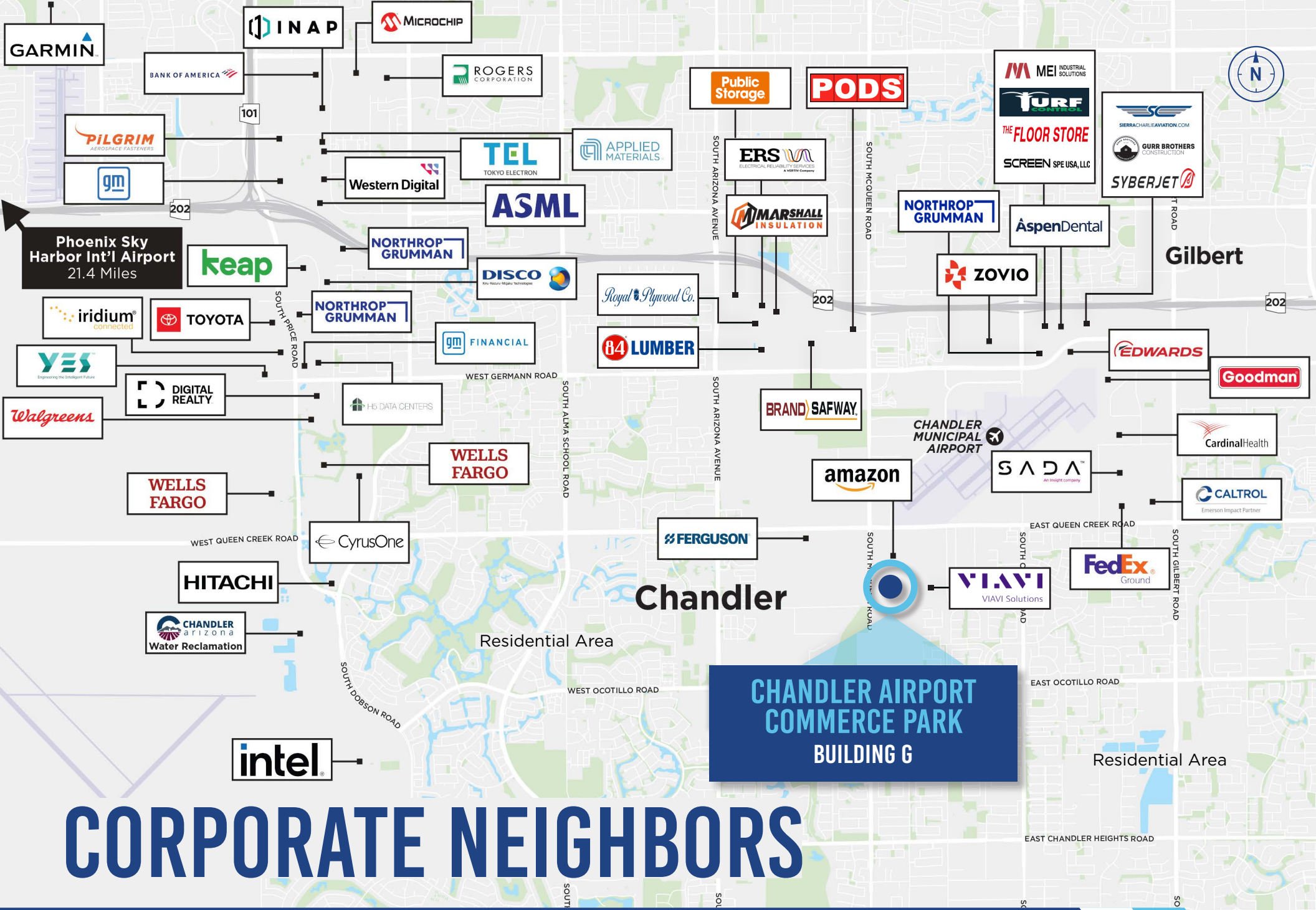
I-10
7.5 MILES



US 60
10 MILES



PHX AIRPORT
20.5 MILES



CORPORATE NEIGHBORS





For more information, please contact:

PHIL HAENEL

Executive Vice Chair
+1 602 224 4409
phil.haenel@cushwake.com

FOSTER BUNDY

Senior Director
+1 602 229 5919
foster.bundy@cushwake.com

JUSTIN SMITH

Director
+1 602 586 5938
justin.p.smith@cushwake.com

MIKE HAENEL

Executive Vice Chair
+1 602 224 4404
michael.haenel@cushwake.com

ANDY MARKHAM, SIOR

Executive Vice Chair
+1 602 224 4408
andy.markham@cushwake.com

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