

GERMANN COMMERCE CENTER FOR SALE/LEASE

Land/Buildings or Build to Suit

PHASE I - 392,206 SF (5 BLDGS)
PHASE II - 629,508 SF (7 BLDGS)



22555, 22615, 22617, 22703, 22705 E. GERMANN ROAD



KEN MCQUEEN
OWNER AGENT
602.474.9564
KMCQUEEN@LEEARIZONA.COM

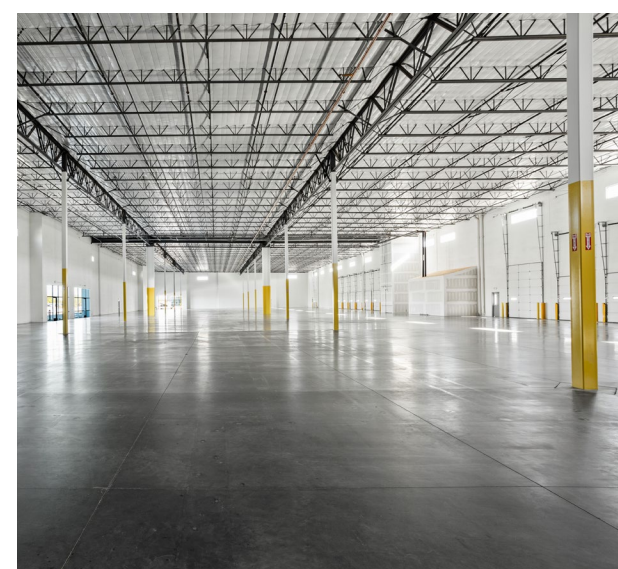
CHRIS MCCLURG, SIOR
PRINCIPAL
602.954.3766
CMCCLURG@LEEARIZONA.COM

BLAKE PETERS
ASSOCIATE
602.619.3970
BPETERS@LEEARIZONA.COM

JACK SIMS
ASSOCIATE
602.618.9245
JSIMS@LEEARIZONA.COM

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PHASE I | 392,206 TOTAL SF



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

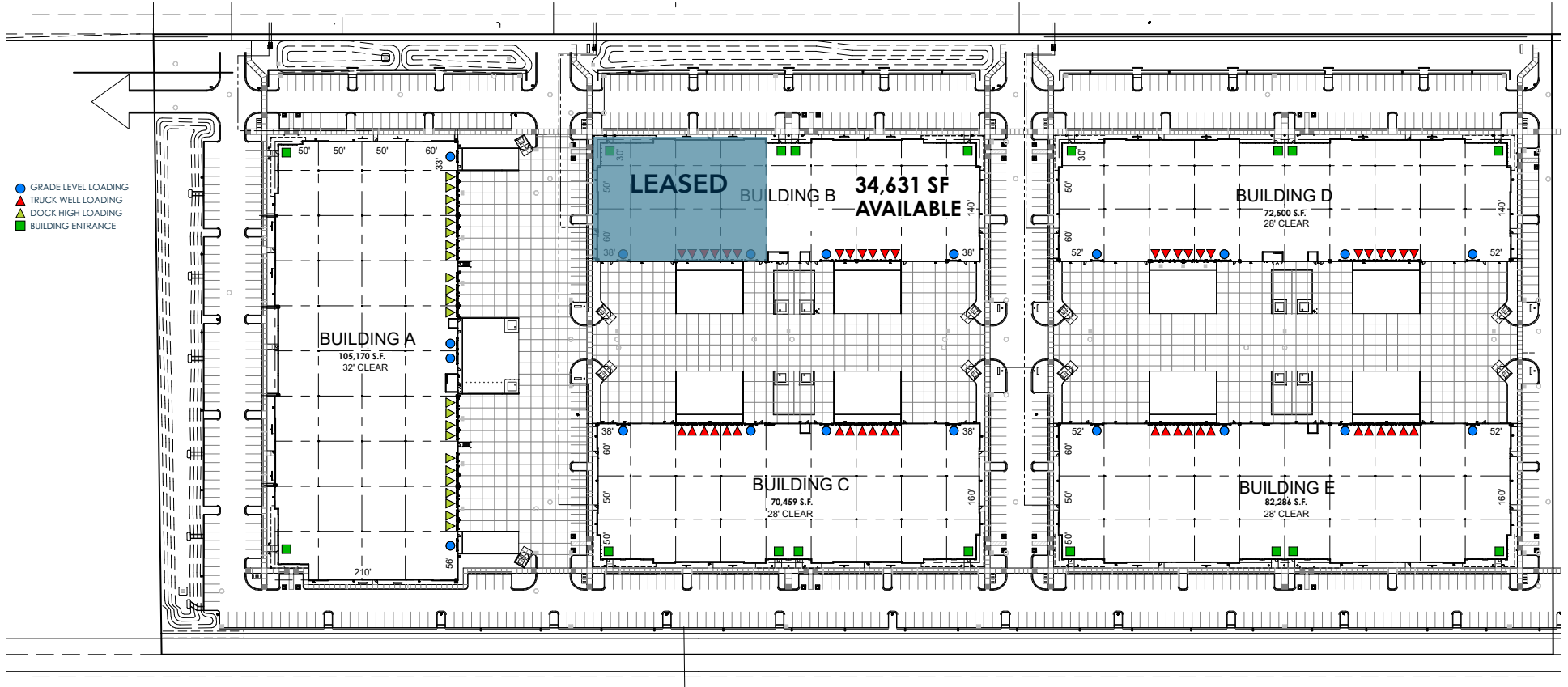
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SITE PLAN



BUILDING A

22555 E. GERMANN ROAD

105,170 SF

32' CLEAR HEIGHT

4 GRADE RAMPS

23 DOCK HIGH

210' DEEP

DIVISIBLE ±52,858 SF

4000 AMPS 277/480V

BUILDING B

22615 E. GERMANN ROAD

61,791 SF

28' CLEAR HEIGHT

4 GRADE RAMPS

12 TRUCKWELLS

140' DEEP

DIVISIBLE ±14,560 SF

2000 AMPS 277/480V

BUILDING C

22617 E. GERMANN ROAD

70,459 SF

28' CLEAR HEIGHT

4 GRADE RAMPS

12 TRUCKWELLS

160' DEEP

DIVISIBLE ±16,640 SF

2000 AMPS 277/480V

BUILDING D

22703 E. GERMANN ROAD

72,500 SF

28' CLEAR HEIGHT

4 GRADE RAMPS

12 TRUCKWELLS

140' DEEP

DIVISIBLE ±14,560 SF

4000 AMPS 277/480V

BUILDING E

22705 E. GERMANN ROAD

82,286 SF

28' CLEAR HEIGHT

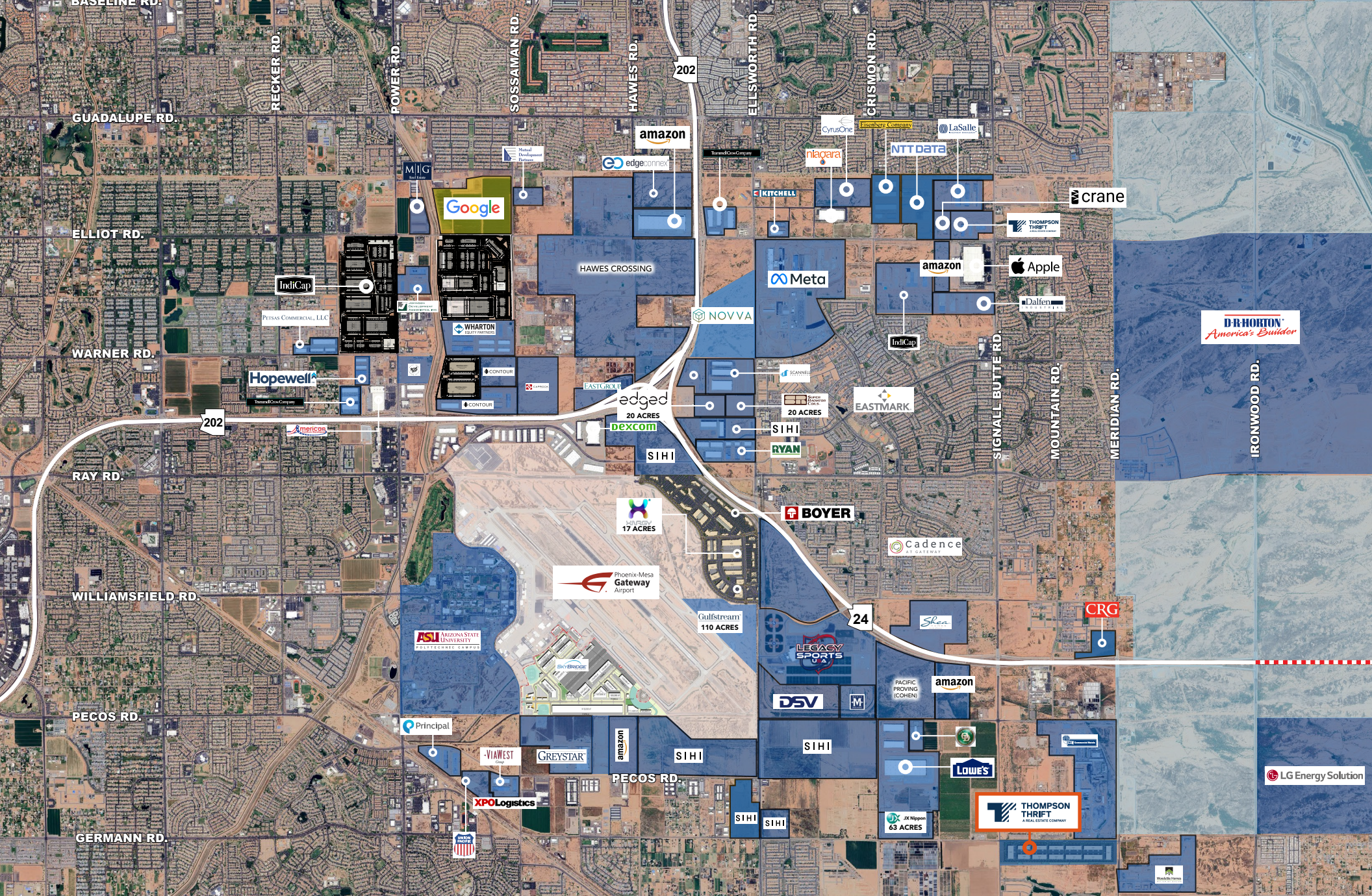
4 GRADE RAMPS

12 TRUCKWELLS

160' DEEP

DIVISIBLE ±16,640 SF

4000 AMPS 277/480V



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Ken McQueen

Owner Agent

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kmcqueen@leearizona.com



Chris McClurg, SIOR

Principal

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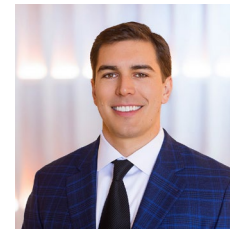


Blake Peters

Associate

602.619.3970

bpeters@leearizona.com



Jack Sims

Associate

602.618.9245

jsims@leearizona.com

