

2022 CHANDLER AIRPARK

NWC Germann Rd
& Northrop Blvd
CHANDLER, AZ



±397,177 SF FOUR-BUILDING
INDUSTRIAL DEVELOPMENT

**BREAKING GROUND
Q1 2022**



BUILDING A: 60,450 SF | BUILDING B: 74,843 SF | BUILDING C: 90,113 SF | BUILDING D: 171,771 SF



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BUILDING A
 60,450 SF Divisible
 28' Clear Height
 12 Grade Level Doors
 8 Truck Wells

BUILDING B
 74,843 SF Divisible
 32' Clear Height
 8 Grade Level Doors
 8 Truck Wells

BUILDING C
 90,113 SF Divisible
 32' Clear Height
 4 Grade Level Doors
 22 Dock High Doors

BUILDING D
 171,771 SF
 32' Clear Height
 4 Grade Level Doors
 36 Dock High Doors

GERMANN ROAD

LOOP 202

±156,730 VPD

NORTHROP BOULEVARD



PROPERTY
 Highlights



- Excellent Accessibility with Loop 202 Freeway Frontage with over 156,000 Vehicles Per Day
- Close to 2M SF of Retail Amenities
- Flexible Sizes (Demisable to Fit Tenant's Needs)
- 28-32' Clear Height
- Gated/Secure Truck Courts
- Dock High and Grade Level Doors
- 50 - 60' Speed Bays
- Building A/B Power 2,000 amps
- Building C/D Power 3,000 amps
- Parking Ratio 1.76/1,000 SF
- EV Charging Spaces (2 Existing/4 Future)
- PAD Zoning
- Concrete Truck Courts



CHANDLER MUNICIPAL AIRPORT

Building D
±171,771 SF

Building C
±90,113 SF

Building B
±74,843 SF

Building A
±60,450 SF

CHANDLER AIRPARK

Employment Corridor

Anchored by Chandler Municipal Airport and situated along the Loop 202 SanTan Freeway, the Airpark is a nine-square-mile area that features quality industrial and office parks, in addition to substantial retail and housing options. Chandler benefits from an affordable labor pool and favorable business climate in addition to being able to serve local and regional population centers with access to the Ports of LA and Long Beach. Chandler Municipal Airport is one of the busiest general aviation airports in the U.S. and a key asset within the Airpark Area. *

LOOP
202

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Source: <https://www.chandleraz.gov/business/economic-development/employment-corridors/airpark-area>



City of Chandler OVERVIEW



20 Minutes from Phoenix Sky Harbor



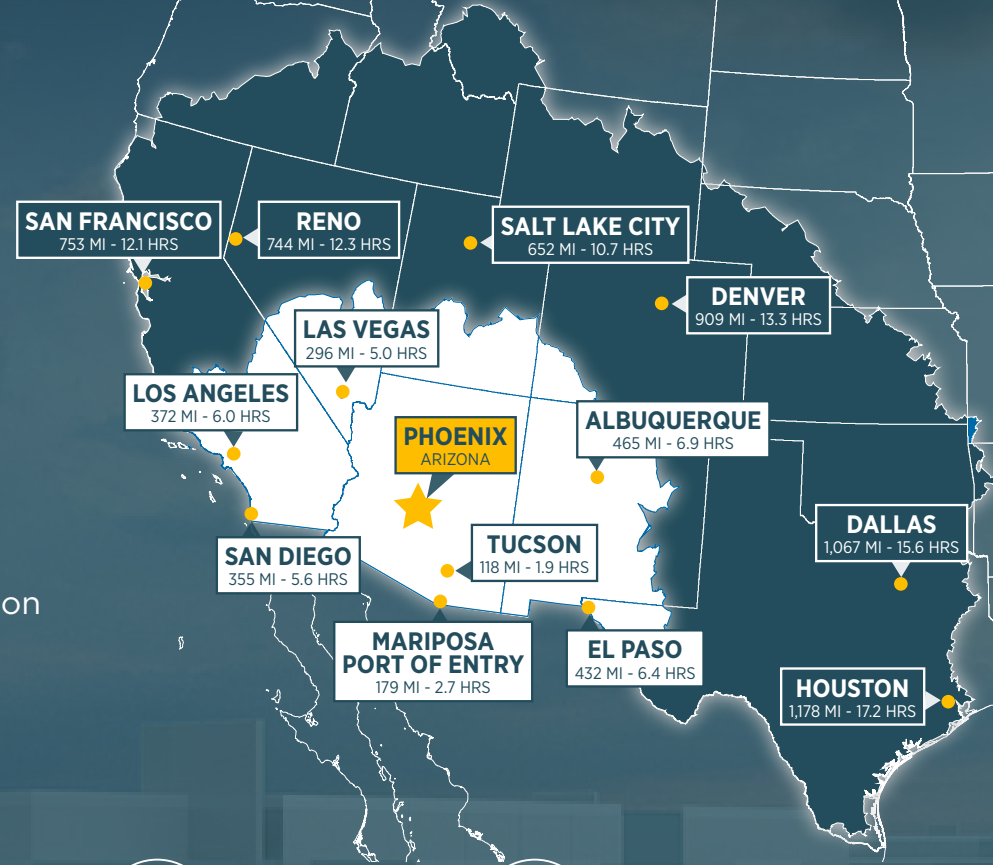
\$20 Billion chip factory that recently broke ground only 10 minutes from Chandler Airpark 202



Highly Educated Workforce, 45% of population has a bachelor's degree or higher



4th highest in population of all Arizona cities, following Phoenix, Tucson, and Mesa



City of Chandler RANKINGS

2nd

Most Prosperous Large Cities (Economic Innovation Group 2020)

6th

Most Livable City in the U.S. (SmartAsset 2020)

8th

Best Untapped Cities for Startups (Fundera 2020)

13th

Best Place to Find a Job (WalletHub)

Fortune 500 companies that have locations in Chandler:



Source: <https://www.chandleraz.gov/business/economic-development>

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