

# 2022 CHANDLER AIRPARK

NWC Germann Rd  
& Northrop Blvd  
**CHANDLER, AZ**

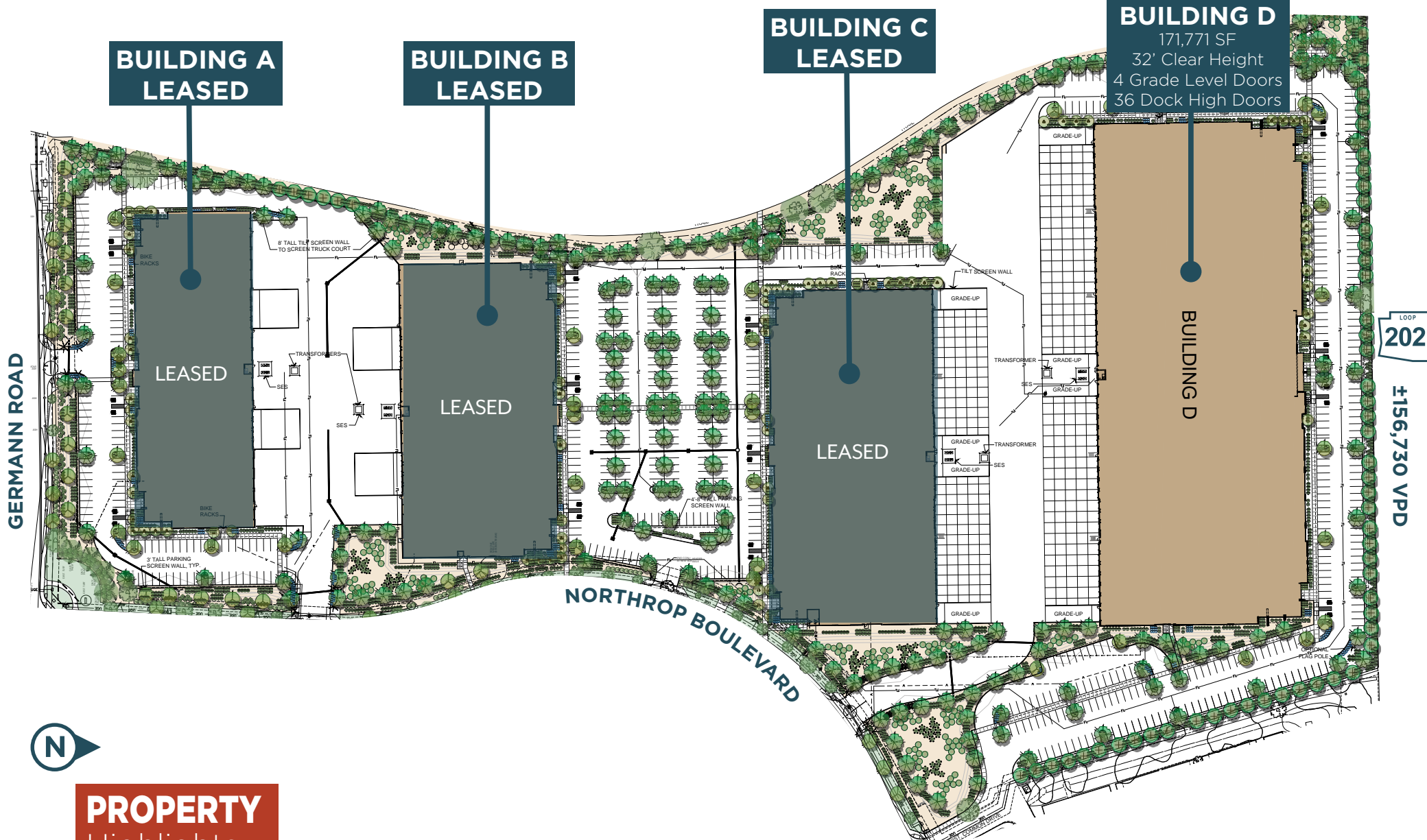
±397,177 SF FOUR-BUILDING  
INDUSTRIAL DEVELOPMENT  
BUILDING A, B, + C: LEASED  
BUILDING D: 171,771 SF



**MIKE HAENEL** | Executive Vice Chair | 602 224 4404 | [mike.haenel@cushwake.com](mailto:mike.haenel@cushwake.com)

**ANDY MARKHAM, SIOR** | Executive Vice Chair | 602 224 4408 | [andy.markham@cushwake.com](mailto:andy.markham@cushwake.com)

**PHIL HAENEL** | Vice Chair | 602 224 4409 | [phil.haenel@cushwake.com](mailto:phil.haenel@cushwake.com)



**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)
- 32' Clear Height
- Gated/Secure Truck Courts
- Dock High and Grade Level Doors
- 50 - 60' Speed Bays
- 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 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.\*

**LEASED**  
**BUILDING D 171,771 SF**

LOOP 202

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



# City of Chandler OVERVIEW



**20 Minutes** from Phoenix Sky Harbor



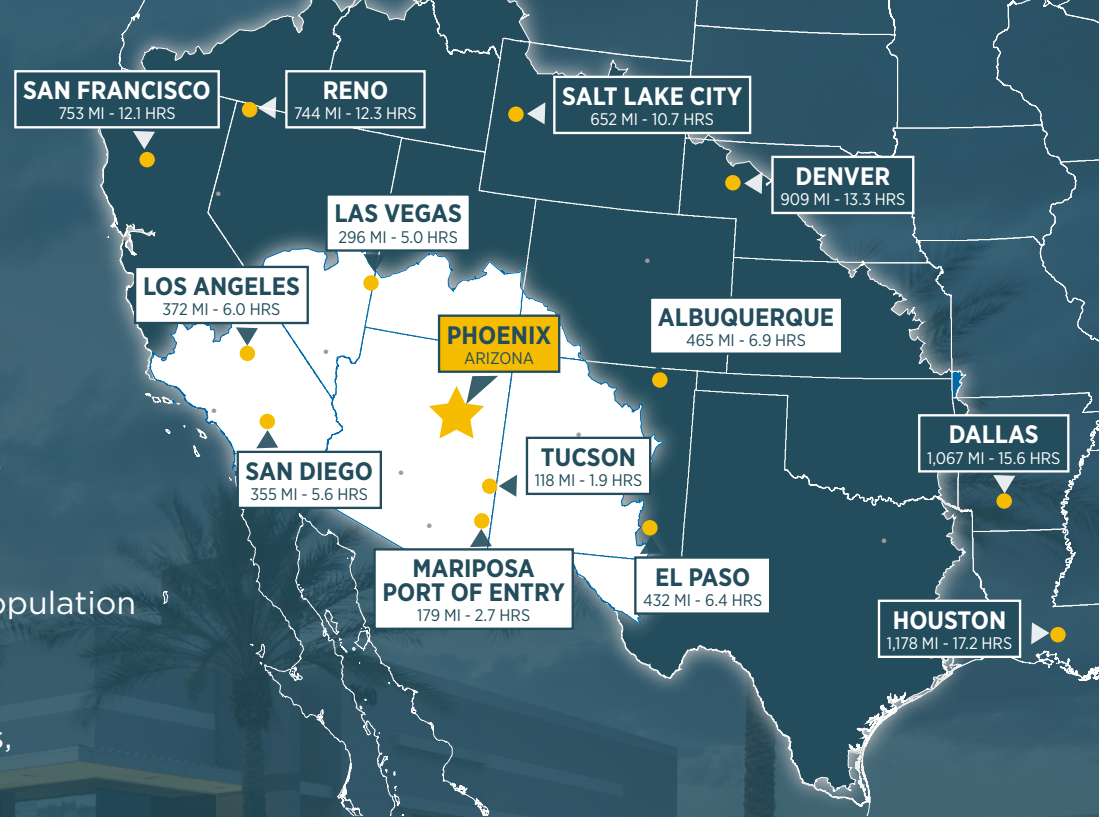
**\$20 Billion** chip factory that recently broke ground only 10 minutes from Chandler Airpark 202



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



**4<sup>th</sup>** highest in population of all Arizona cities, following Phoenix, Tucson, and Mesa



# City of Chandler RANKINGS

- 2<sup>nd</sup>** Most Prosperous Large Cities (Economic Innovation Group 2020)
- 6<sup>th</sup>** Most Livable City in the U.S. (SmartAsset 2020)
- 8<sup>th</sup>** Best Untapped Cities for Startups (Fundera 2020)
- 13<sup>th</sup>** Best Place to Find a Job (WalletHub)

Fortune 500 companies located in Chandler:



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

**±397,177 SF FOUR-BUILDING INDUSTRIAL DEVELOPMENT**



**MIKE HAENEL** | Executive Vice Chair | 602 224 4404 | [mike.haenel@cushwake.com](mailto:mike.haenel@cushwake.com)

**ANDY MARKHAM, SIOR** | Executive Vice Chair | 602 224 4408 | [andy.markham@cushwake.com](mailto:andy.markham@cushwake.com)

**PHIL HAENEL** | Vice Chair | 602 224 4409 | [phil.haenel@cushwake.com](mailto:phil.haenel@cushwake.com)

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 03/19/2024