

CHANDLER AIRPORT COMMERCE PARK

3435, 3455 & 3475 SOUTH MCQUEEN ROAD | CHANDLER, AZ



READY FOR OCCUPANCY



PREMIER 67 ACRE INDUSTRIAL PARK | SEC McQUEEN RD. & QUEEN CREEK RD., CHANDLER, ARIZONA

FOR MORE INFORMATION
PLEASE CONTACT:

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A JOINT VENTURE BY:

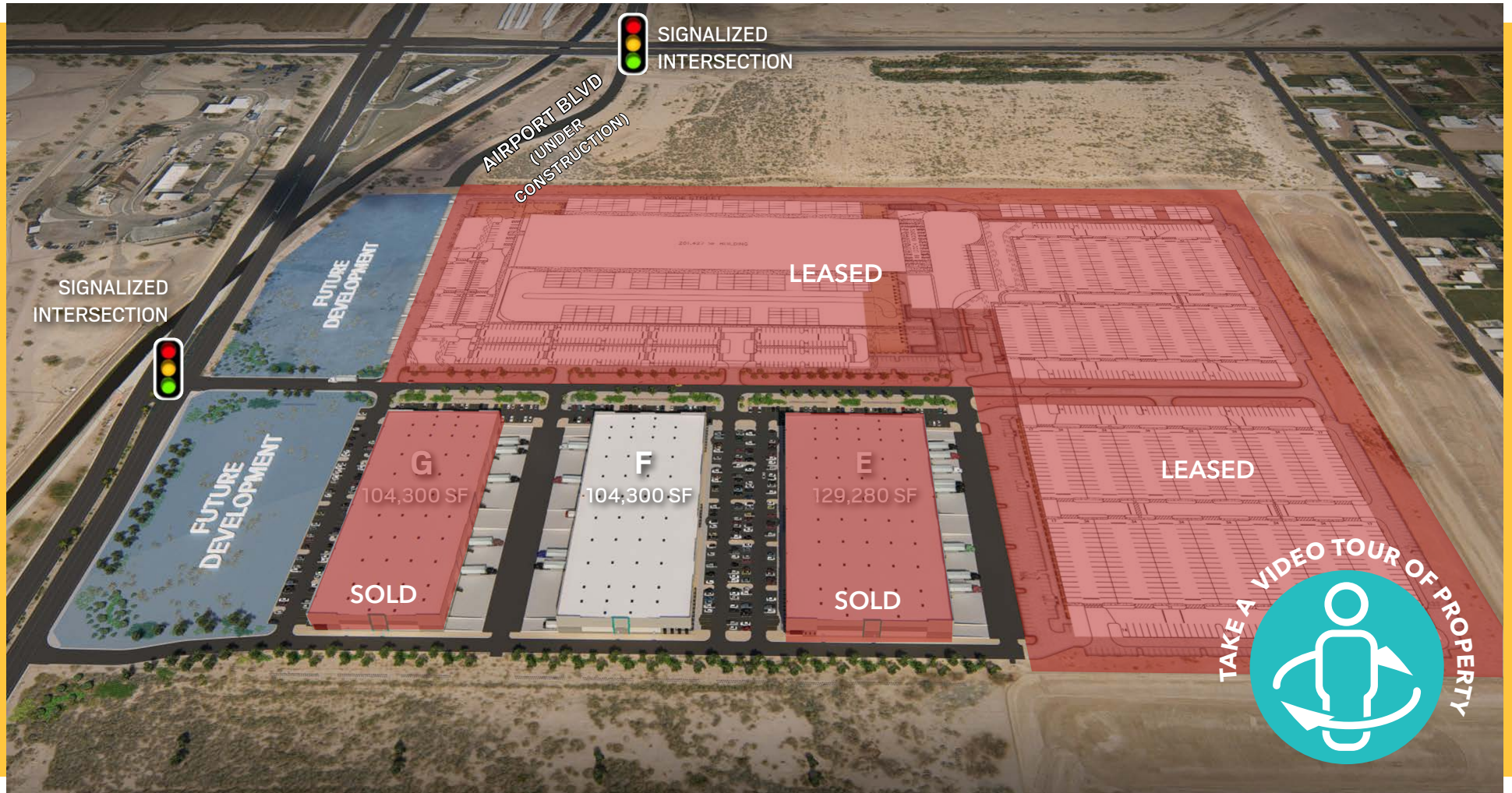


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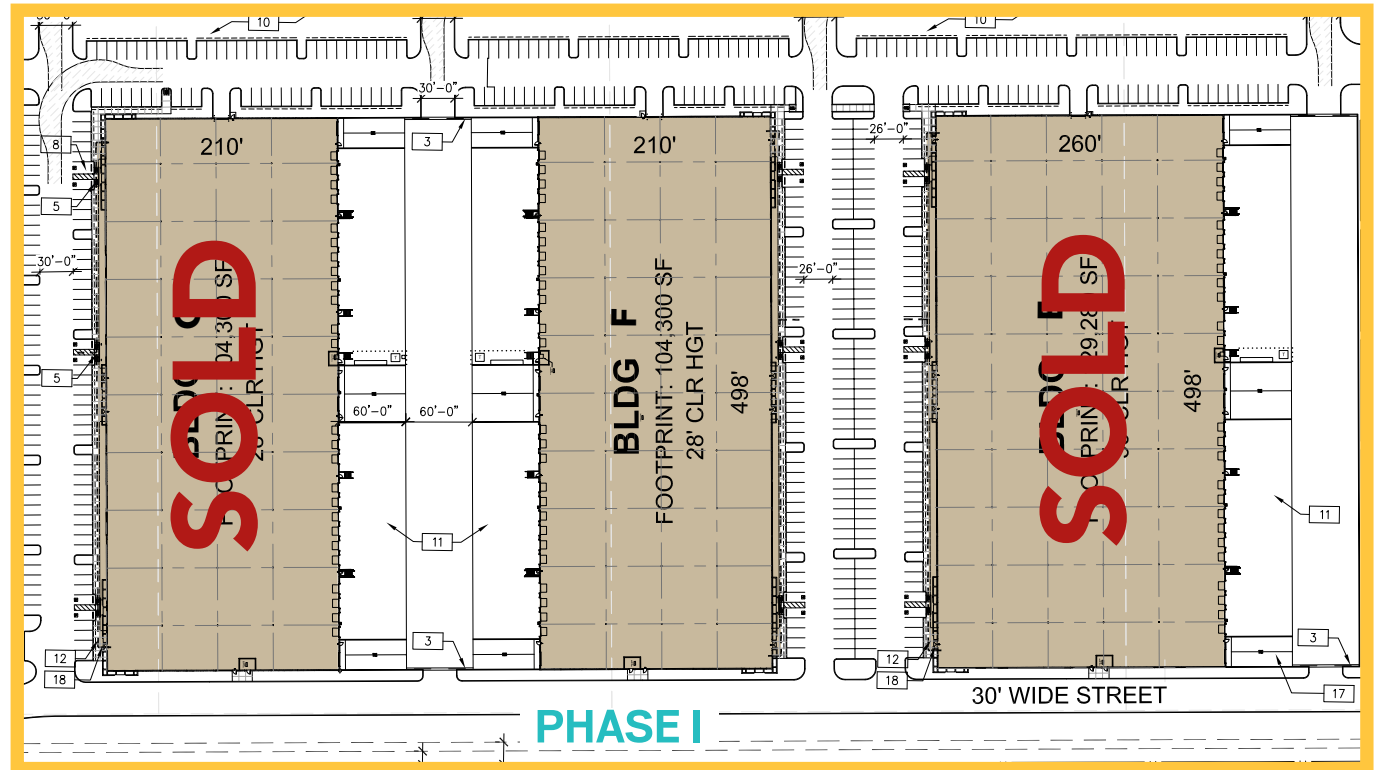
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The Chandler Airport Commerce Center is a 67 acre industrial park being developed by Ryan Companies. Located at the southeast corner of Queen Creek & McQueen Road, the park and buildings will be designed to accommodate a wide range of industrial users of all sizes. Conveniently located over 1 mile south of Loop 202 with a full diamond interchange.

PROJECT FEATURES:

- Phase 1 Building Stats:**
 3435 S. McQueen Rd. | Building E - 129,280 SF
 3455 S. McQueen Rd. | Building F - 104,300 SF
 3475 S. McQueen Rd. | Building G - 104,300 SF
- Divisible to ±20,000 SF**
- Build-To-Suit Available
- Clear Heights:

Building E - 30'
Building F & G - 28'
- 50' x 52' Column Spacing
- 60' Speed Bay on Each Building
- 1500' of McQueen Road Frontage
- ESFR Sprinklered
- SRP Electric
- R-30 Insulation
- 190' Secure Truck Court
- 3,000 Amp Service 277/480V 3 phase
- City of Chandler Water & Sewer
- PAD Zoning - Industrial
- Adjacent to the Chandler Airport
- Excellent Freeway Access to Loop 202 (1.7 Miles) with Full Diamond Exchange



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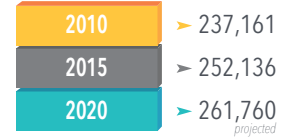
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WELCOME TO CHANDLER, AZ

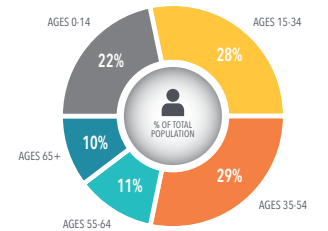
Chandler boasts a strong employment base that attracts and retains high quality employees, many of whom make Chandler their home. With a population of nearly 250,000 residents (median age of 31.7), this city is home to over 102,200 housing units, and growing. Chandler is characterized by its abundant workforce with a demographic that is capable of supporting a range of businesses including distribution/logistics, manufacturing, e-commerce, and third party logistics providers.



Population Growth

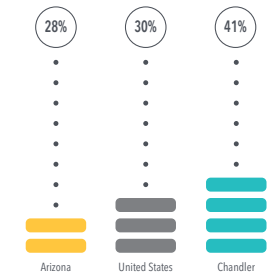


Age Breakdown



Education Level

Percentage of Persons Age 25+, Bachelor's Degree or Higher



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