



DOUGLAS ALLRED COMPANY

ALLRED AIRPORT CENTER I

186,826 in Three Industrial Buildings
Loop 202 & Germann Rd. | Chandler, AZ



Property Location:

- Located within Chandler Airport Center, a ±225-acre mixed-use business park.
- Adjacent to Crossroads Towne Center, ±1.2 million SF of retail and restaurant space
- Loop 202 full diamond interchange at Cooper Road and at Gilbert Road
- Access to Interstate 10, Highway 60, and Loops 101 and 202
- Frontage on Germann Road

Two contiguous bays available ±17,071 SF

Building C, Suite 10
2460 E. Germann Rd.

SF Available:	±8,598 SF
Office SF:	±1,924 SF
Clear Height:	24'
Loading:	Grade Level
Sprinklers:	Fully Sprinklered
Zoning:	PAD
Warehouse:	Evaporative Cooled
Power:	200 Amps, 277/480V

Building C, Suite 12
2460 E. Germann Rd.

SF Available:	±8,473 SF
Office SF:	±1,088 SF
Clear Height:	24'
Loading:	Grade Level
Sprinklers:	Fully Sprinklered
Zoning:	PAD
Warehouse:	Evaporative Cooled
Power:	200 Amps, 277/480V

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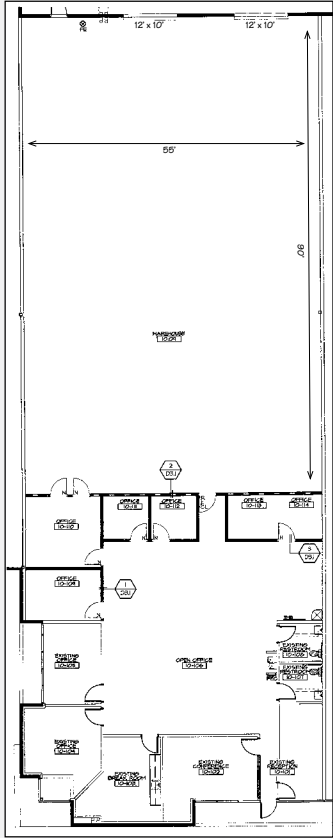
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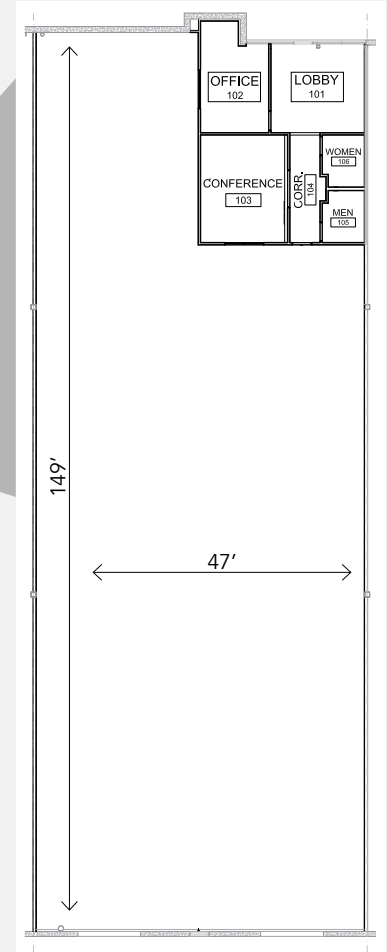
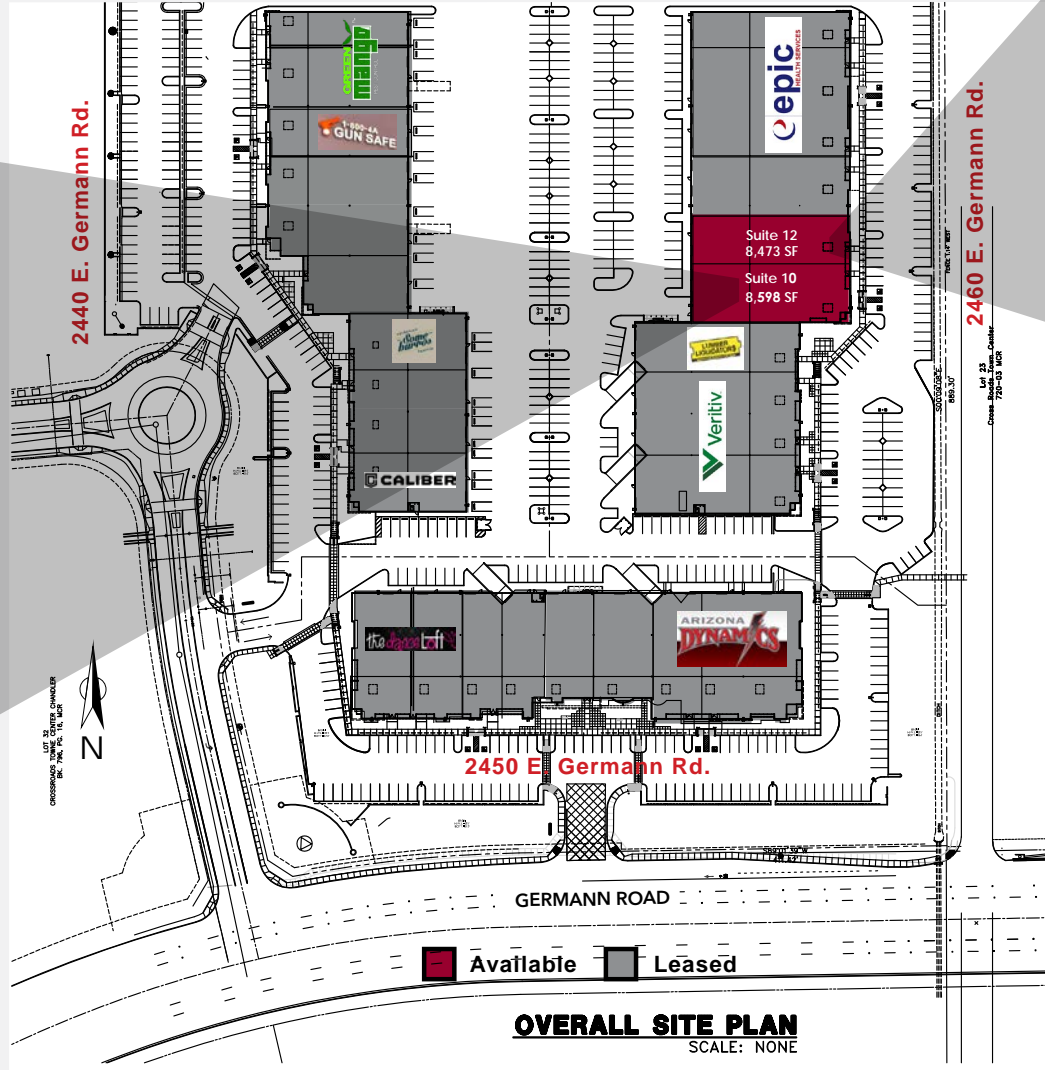
KOSS | LOUER TEAM

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2460 E. Germann Rd.
 Suite 10: 8,598 SF



2460 E. Germann Rd.
 Suite 12: 8,473 SF



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CHANDLER
MUNICIPAL
AIRPORT

202

COOPER RD

GILBERT RD

GERMANN RD

SUITE 10

SUITE 12

DEL TACO

HOME DEPOT

DURLINGTON

WALMART
SUPERCENTER

STAPLES

LIBERTY MUTUAL

BLACK DIAMOND
ADVANCED TECHNOLOGIES

ARCO

DOUGLAS
ALLRED
COMPANY

RISS
ASSOCIATES

CHASE

HARKINS
THEATRES

PARTY CITY

OLIVE GARDEN

CRISP'S

MICHAELS

FOOTPRINT

SILENT AIR

ROSS
DRESS FOR LESS

GAME STOP

TILLYS

TARGET

TRANE

CMG
FINANCIAL

SAVAGE

CROWN
CASTLE

JCPENNEY

HOBBY LOBBY

BANNER HEALTH

PROGRESSIVE

CARDINALHEALTH

NATIONWIDE

RIVULON

LA FITNESS

ISAGENIX

CADILLAC

WALMART

WALMART

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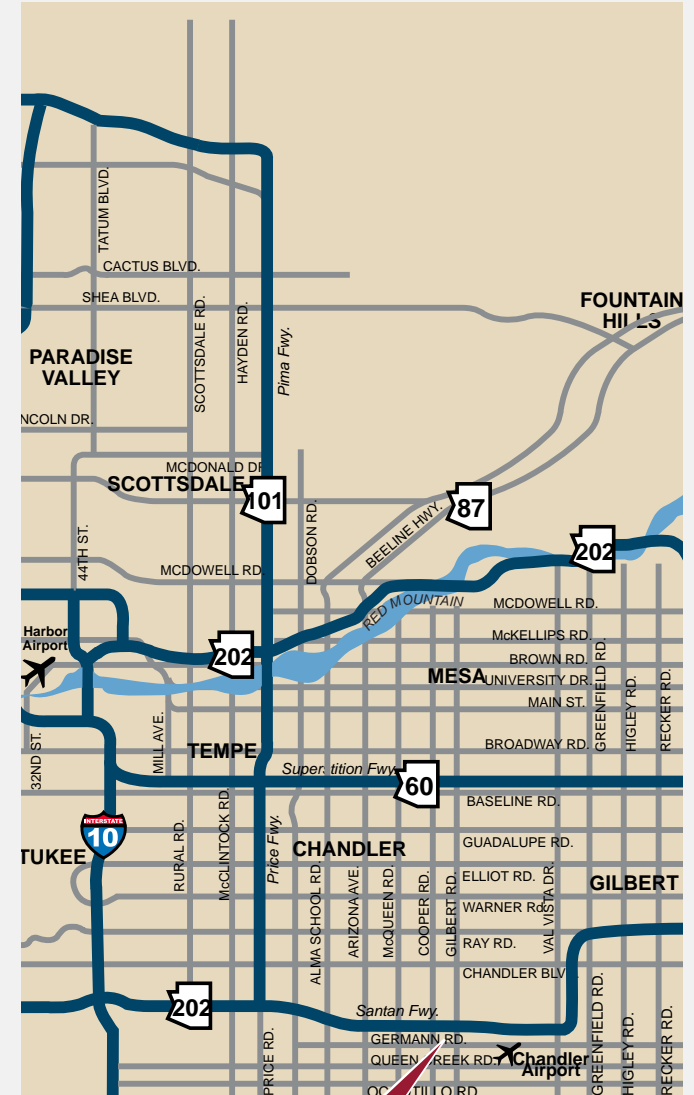
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CHANDLER AT A GLANCE...

- Listed as one of America's top 20 thriving cities and the fastest growing community in AZ
- Employee base of 1 million individuals within a 30-minute commute
- The City of Chandler is a vibrant community to live, play and work
- A 9-square-mile, master-planned business park in and around Chandler Municipal Airport
- Chandler's airpark area, one of five employment centers in Chandler, is gaining ground as an emerging employment center
- Easy Access to the Loop 202 Freeway and many pedestrian amenities such as the Paseo Trail



DEMOGRAPHICS SUMMARY

Economic Change	From agricultural town to high-tech industrial city
Growing Population	9,531 in 1960 to 262,808 as of December 1, 2019
Housing Units	108,029 as of December 1, 2019
Avg. Household Income	\$99,000 in 2018



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SUBJECT

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