

# METRO CHANDLER AIRPORT CENTER

SWC OF GERMANN & COOPER, CHANDLER, ARIZONA  
**FOR LEASE**

DEVELOPMENT AND  
MANAGEMENT  
SERVICES BY:



**NEW CONSTRUCTION - AVAILABLE SUMMER/FALL 2015**

- Planned Class-A Industrial Park
- Loop 202 & Cooper Location
- Excellent Freeway Accessibility
- Abundant Nearby Retail Amenities
- 211,155 SF Two Building Warehouse
- 24' to 30' Clear Height
- All Suites have Germann Rd. Frontage
- 3.4 Acre Pad Site for Sale or Build to Suit

 **LEE &  
ASSOCIATES**<sup>®</sup>  
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## **BUILDING A (1600 E. GERMANN):**

- 122,323 RSF
- 30' Clear Height
- Grade & Truck-well Loading
- 132' to 162' Building Depth
- 124' Rear Truck Court
- 1.86 / 1000 SF Parking
- 3000 Amp 480/277V 3-Phase
- ESFR Sprinkler System

## **BUILDING B (1800 E. GERMANN):**

- 89,832 RSF
- 24' Clear Height
- Grade & Truck-well Loading
- 116' to 132' Building Depth
- 124' Rear Truck Court
- 2.06/ 1000 SF Parking Ratio
- 3000 Amp 480/277V 3-Phase

## **BUILDING C (1900 E. GERMANN):**

- 26,500 to 48,400 RSF
- 1 or 2 story Flex / R&D Building
- 3.40 Acre parcel
- 186 spaces (3.84 to 7.0 / 1000 SF)
- Highly visible site at SWC of Cooper and Germann
- C-2 / PAD zoning uses allowed
- Build-to-Suite for Lease or Land Sale

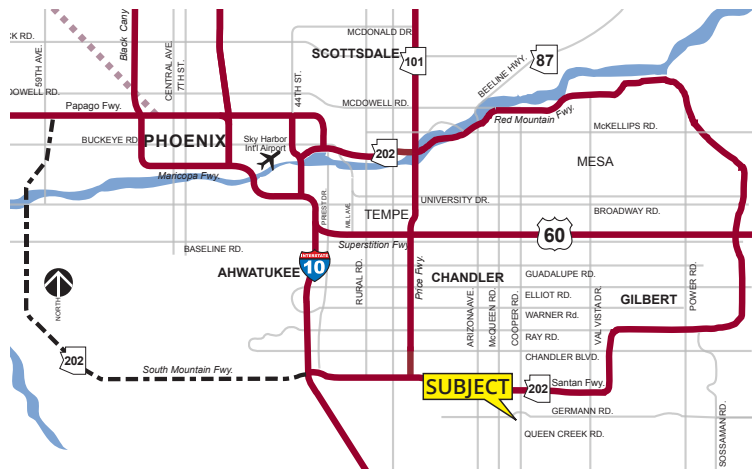


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## LOCATION FEATURES:

- High growth Chandler Airport submarket
- Highly educated Chandler/Gilbert workforce
- Master planned commercial business park
- ½ mile south of Loop 202 at Cooper Road
- Highly visible Germann Road frontage
- Direct site access from four (4) streets
- Two signalized intersections for easy access
- Flexible PAD Chandler zoning for I-1 industrial uses and select C-2 commercial uses





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