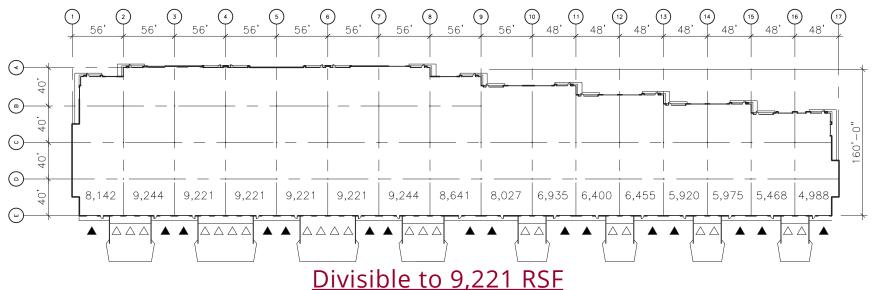
## **AVAILABLE OCCUPANCY SUMMER/FALL 2015**





122,323 S.F. BUILDING DIMENSIONS: 841'-4" x 161'-4" CLEAR HEIGHT 30'-0' DENOTES 10'-10' O.H. DOOR (22 TOTAL) DENOTES 12'-14' O.H. DOOR (16 TOTAL)  $\nabla$ 

V



### **BUILDING A FEATURES:**

- 122.323 SF
- 30' Clear Height
- 124' Rear Truck Court
- 1.86 / 1000 SF Parking
- 3000 Amp 480/277V 3-Phase
- ESFR Sprinkler System





### **KEN MCOUEEN** PRINCIPAL

602.474.9564 kmcqueen@leearizona.com

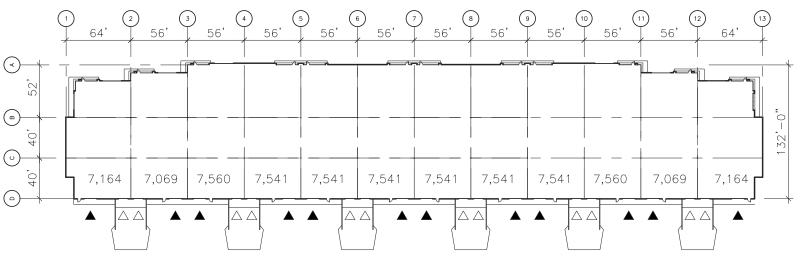
### **CHRIS McCLURG**

PRINCIPAL 602.954.3766 cmcclurg@leearizona.com All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is sub-mitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or fi-centiate outbed outbed without prior to sale. nancing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



## **AVAILABLE OCCUPANCY SUMMER/FALL 2015**

### BUILDING B: 1800 EAST GERMANN ROAD, CHANDLER, AZ



## Divisible to 7,541 RSF

89,832 S.F. BUILDING DIMENSIONS: 689'-4" × 133'-4" CLEAR HEIGHT 24'-6" ♥ DENOTES 10'-10' O.H. DOOR (12 TOTAL) ♥ DENOTES 12'-14' O.H. DOOR (12 TOTAL)

▼ DENOTES 12'-14' O.H. DOOR (12 TOTAL



### **BUILDING B FEATURES:**

- 89,832 SF
- 24' Clear Height
- 124' Rear Truck Court
- 2.06 / 1000 SF Parking
- 3000 Amp 480/277V 3-Phase





### KEN McQUEEN PRINCIPAL

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# SWC OF GERMANN & COOPER, CHANDLER, ARIZONA 26,500 - 48,400 SF FOR LEASE/SALE

Avia ou Design Freducts

3.4 ACRE LAND PARCEL - BUILD TO SUIT FOR LEASE OR SALE



- Mater Planned Business Park
- Office/Flex/R&D
- 26,500 to 48,400 SF in 1 or 2-story Building
- 186 Parking Spaces (3.84 to 7.0 / 1000 SF)



**DEVELOPMENT AND** 

MANAGEMENT

SERVICES BY:



3200 East Camelback Road, Suite 100 Phoenix, Arizona, 85018 ph: 602.956.7777 fx: 602.954.0510 www.leearizona.com

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#### CHRIS McCLURG PRINCIPAL 602 954 3766

602.954.3766 cmcclurg@leearizona.com

# **FOR LEASE**

COOPE

R

ROAD

## **AVAILABLE OCCUPANCY SUMMER/FALL 2015**

**GERMANN ROAD** 

BUILDING



### **BUILDING C FEATURES:**

- Up to 48,400 RSF
- 3.40 Acre parcel •
- Two-story Flex/R&D Building .
- Adaptable site plan for Class A office .
- Built-to-Suit for Lease or Sale
- Highly visible SW corner of Cooper and Germann ٠ Road
- Fully signalized intersection •
- Curb cuts onto Germann and Cooper •
- Chandler PAD zoning in place .
- Commercial C-2 and Industrial I-1 uses
- Two (2) grade doors .
- 216' x 110'



### **KEN McQUEEN**

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