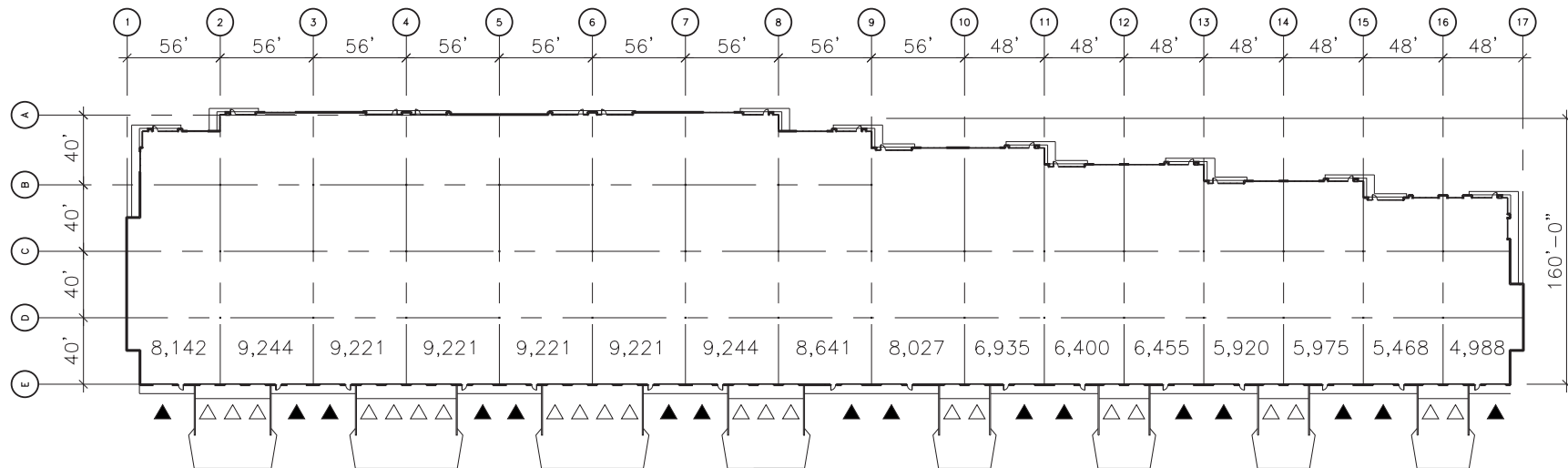


## AVAILABLE OCCUPANCY SUMMER/FALL 2015

### BUILDING A: 1600 EAST GERMAN ROAD, CHANDLER, AZ



**Divisible to 9,221 RSF**

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)

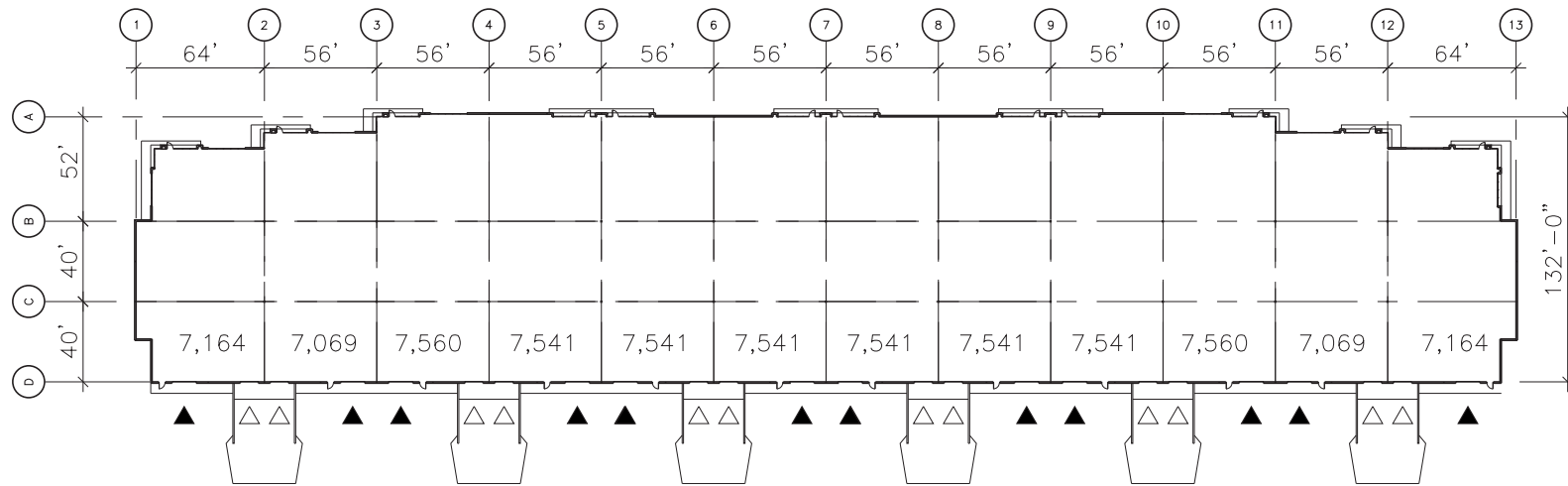
#### BUILDING A FEATURES:

- 122,323 SF
- 30' Clear Height
- 124' Rear Truck Court
- 1.86 / 1000 SF Parking
- 3000 Amp 480/277V 3-Phase
- ESFR Sprinkler System



## 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" x 133'-4"  
 CLEAR HEIGHT 24'-6"  
 ▽ DENOTES 10'-10" 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



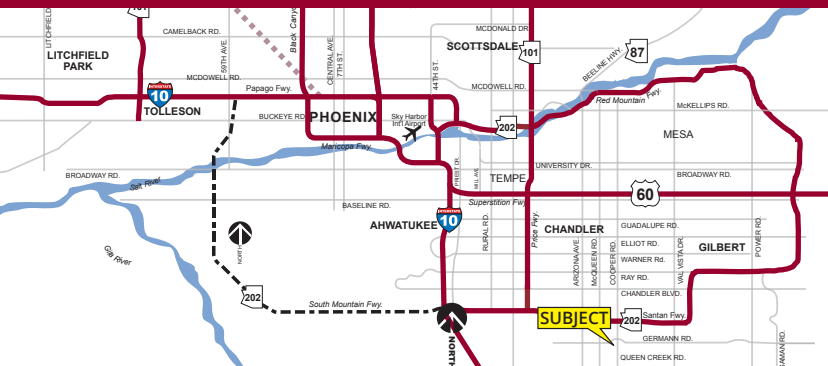
# METRO CHANDLER AIRPORT CENTER

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

DEVELOPMENT AND  
MANAGEMENT  
SERVICES BY:



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)



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

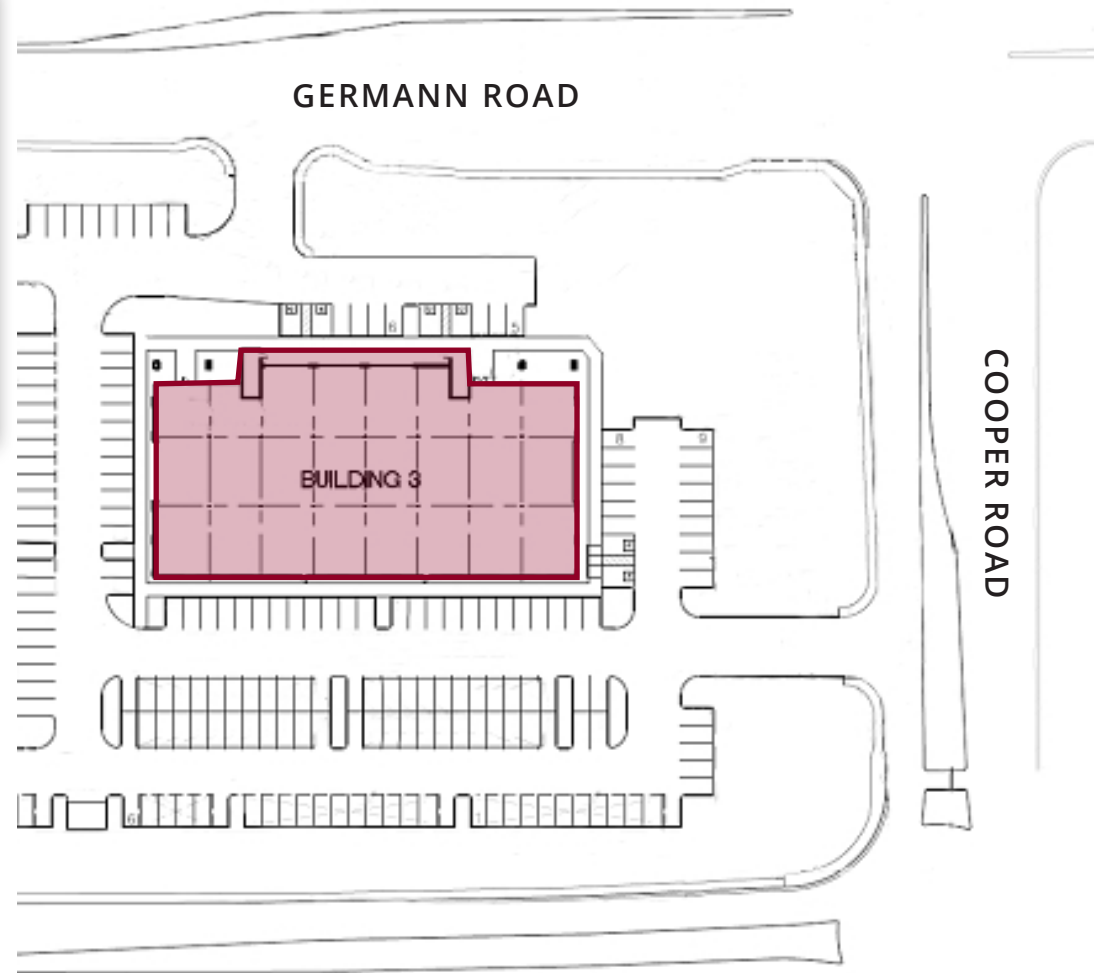
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## AVAILABLE OCCUPANCY SUMMER/FALL 2015



### 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 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'