



CHANDLER AIRPARK

TECHNOLOGY CENTER



Jones Lang LaSalle Americas, Inc. License #: CO508577000

±203,000 SF industrial park

SWC Gilbert Road & Insight Way, Chandler, AZ

Phase II - Buildings C & D

 **CLARIUS**
PARTNERS

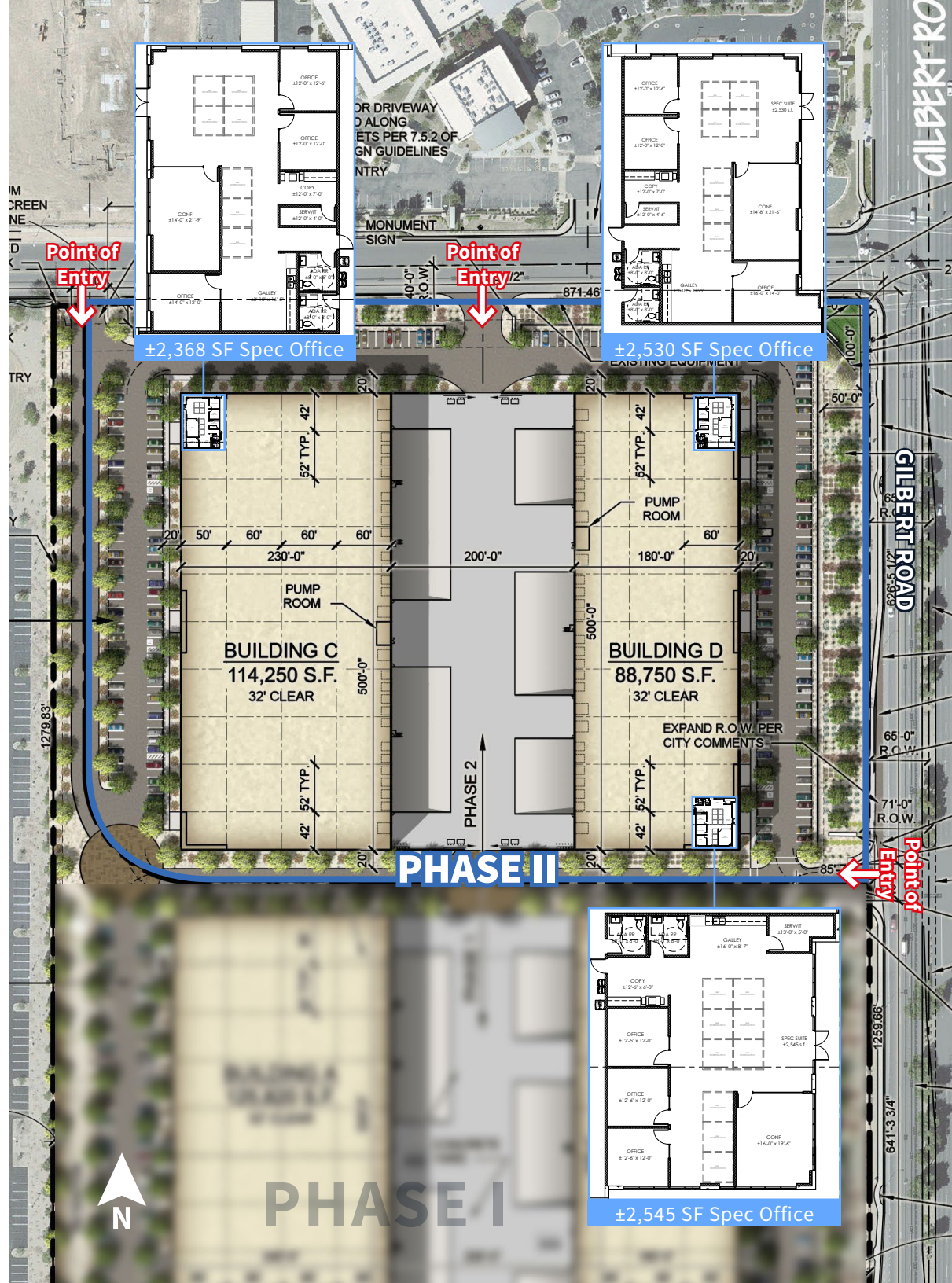
 **JLL**

PROPERTY HIGHLIGHTS

PHASE II

- ±203,000 total SF
- ±12.4 acre lot
- ESFR sprinklers
- 259 total auto parking
- PAD Zoning
- Cox or Century Link Communications
- Truck Court Security Gates

BUILDING SPECS	BUILDING C	BUILDING D
Building Size	114,250 SF	88,750 SF
Spec Office	±2,368 SF	±2,530 SF (NEC) ±2,545 SF (SEC)
Clear Height	32'	32'
Dock-high Doors	24	22
Grade-level Doors	4	6
Power	3,000a, 277/480v (expandable to 6,000a)	3,000a, 277/480v (expandable to 6,000a)
Building Dimensions	500' x 230'	500' x 180'
Typical Column Spacing	52' x 60'	52' x 60'
Auto Parking Spaces	119 (6 Handicap)	128 (6 Handicap)
	• Gas Sleeving to Building	• Gas Sleeving to Building



Proximity to Major Freeways

- Approximately 1 mile from Loop 202 full diamond interchange at Gilbert Road
- Easy access to I-10, Highway 60, and Loop 101

Proximity to Airports

- 5 minutes (2.4 miles) to Chandler Municipal Airport
- 23 minutes (22.5 miles) to Phoenix Sky Harbor Airport

CHANDLER AIRPARK AREA

- Growing faster than any other employment corridor, up 1,310 jobs year-over-year per MAG's 2019 Employer Database.
- **Chandler Municipal Airport** is one of the busiest general aviation airports in the U.S.
- **Chandler-Gilbert Community College** educates nearly 20,000 students across four locations
- **Notable Developers** such as Rockefeller Group, DWO Enterprises, LGE, Harsch, Mark IV Capital, Douglas Allred Company and Irgens

93% HIGH SCHOOL GRADUATE

76% SOME COLLEGE

44% BACHELOR'S DEGREE

Source: City of Chandler, ESRI (2019)



DRIVE-TIME POPULATION

30 MINUTES

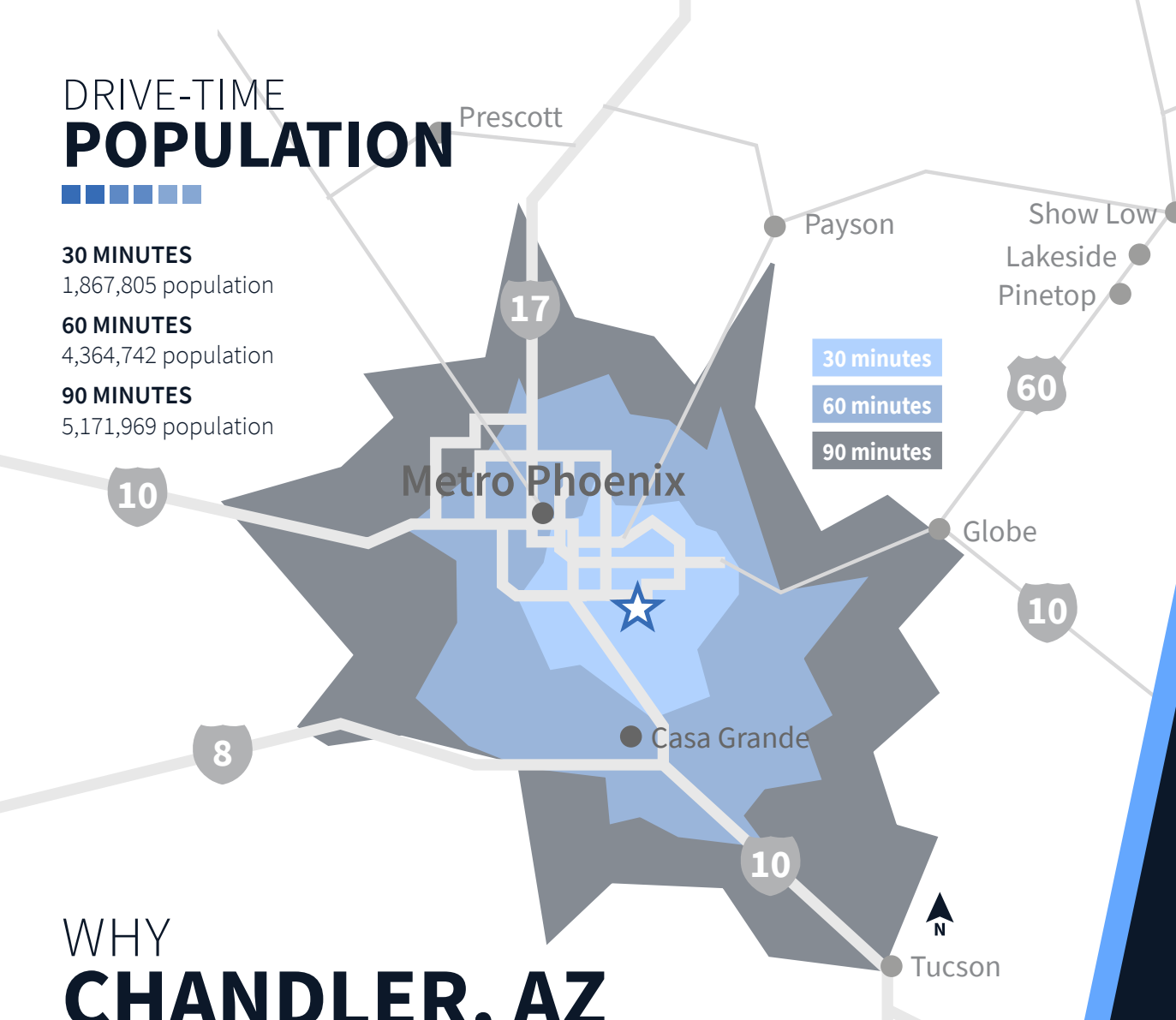
1,867,805 population

60 MINUTES

4,364,742 population

90 MINUTES

5,171,969 population



Metro Phoenix

WHY CHANDLER, AZ

- One of the fastest growing urban centers in the nation built on innovation and technology
- More than 21 million square feet of industrial space with buildings suitable for high-tech manufacturing, assembly, distribution, and other uses
- Top industries: aerospace, bioscience, financial services, high-end technology, semiconductor and advanced manufacturing

Source: City of Chandler

NO. 1

Best place to
become wealthy (SmartAsset)

NO. 6

Best place to
find a job (WalletHub)

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