



For lease

17,975 SF available

Chandler Crossroads | 2900 South Gilbert Road | Chandler, AZ

Jones Lang LaSalle Americas, Inc. License #: CO508577000

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Capital

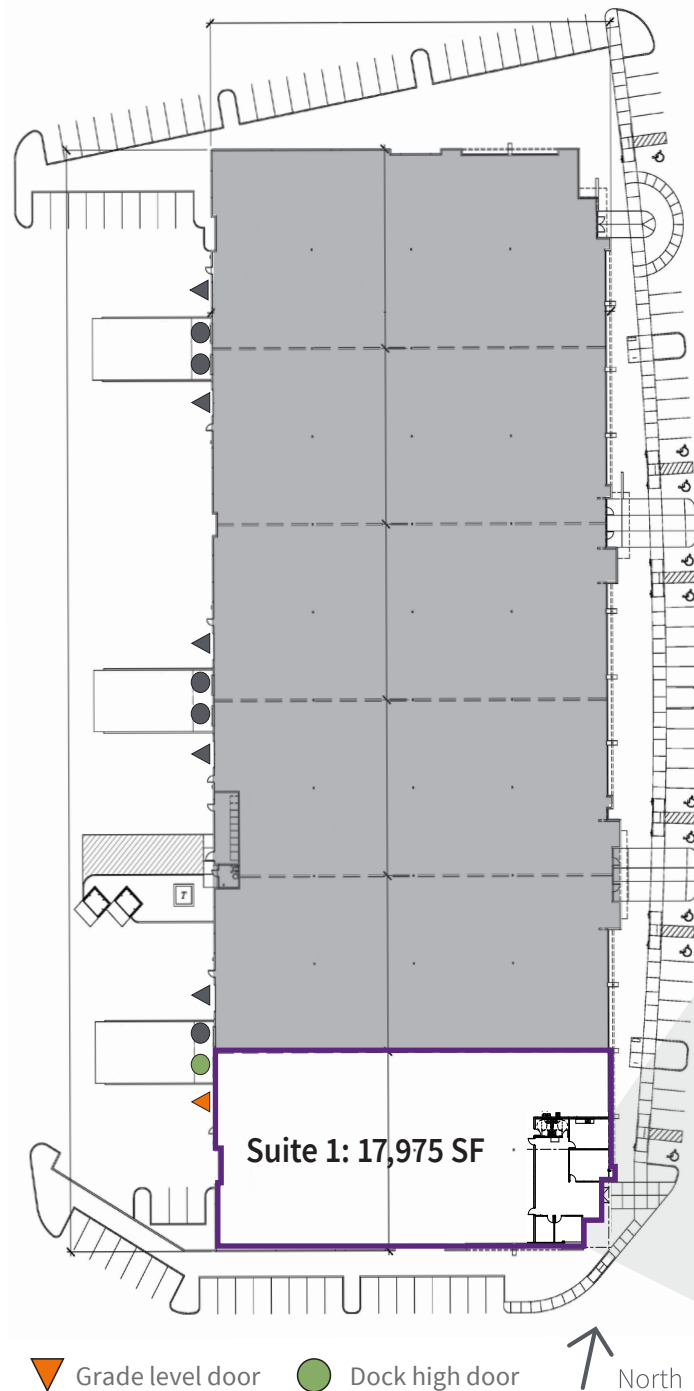


Property features

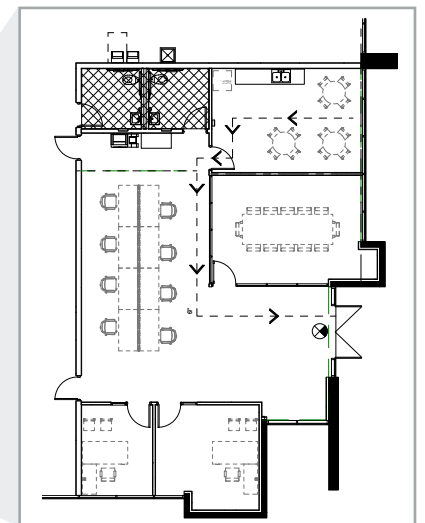
- ±100,243 SF building
- Suite 1: 17,975 SF available
- 1,973 SF new office
- Dock high and grade level loading
- Suite 1 power: 200A, 277/480V, expandable
- ±24' clear height
- R-38 roof insulation
- New LED warehouse lighting
- Parking: 4.0/1,000 (expandable to 4.32/1,000)
- Fiber: Century Link and Cox; dark fiber capability via SRP
- Zoning: PAD zoning, City of Chandler



Site plan



Suite 1 office: 1,973 SF



Location features

- 30 minutes from downtown Phoenix
- ±1.2 miles from Loop 202 via Gilbert Road
- ±8 miles from Loop 101, ±9 miles from I-10, and ±16 miles from US-60
- Proximity to corporate neighbors like FedEx, Cardinal Health, Trane, Sollid Cabinetry, Silent Aire, Isagenix, and Deloitte
- ±3 miles from Chandler Municipal Airport and ±10 miles from Phoenix-Mesa Gateway Airport
- Population: 8,900 within a 1 mile radius; 78,495 within a 3 mile radius

Why Chandler, Arizona

- Chandler is a progressive city, known as the “Innovation and Technology Hub of the Southwest”
- Chandler is the third largest city in Maricopa County with a population of more than 255,000 and is expected to grow to over 284,000 by 2030
- 41.2% of Chandler residents hold a bachelor’s degree or higher
- Major industries in Chandler include: aviation & aerospace, healthcare & bioscience, and high-tech manufacturing & development
- Top employers include: Intel, Wells Fargo, PayPal, NXP (formerly Freescale Semiconductor), Northrop Grumman, and Microchip Technology
- Chandler is ranked #1 for millennial job seekers in Arizona (source: NerdWallet)

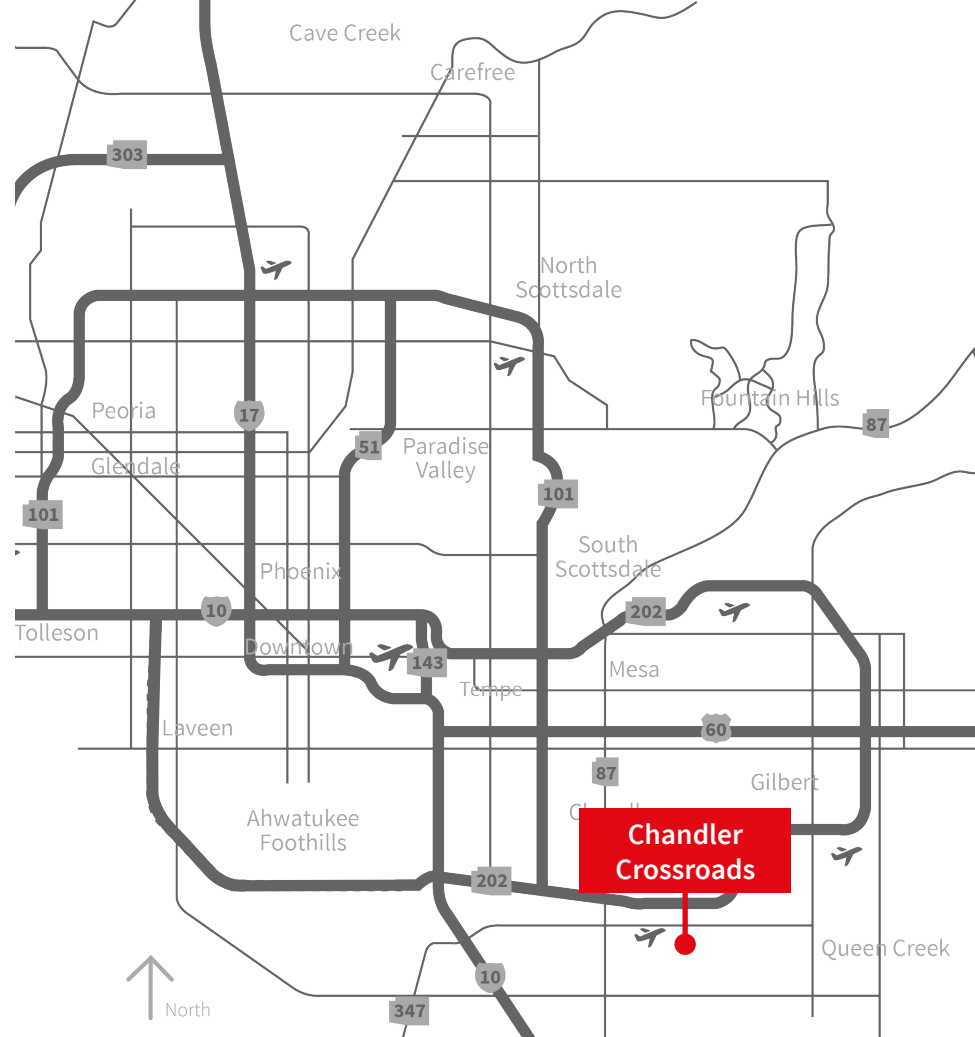


Chandler Crossroads



Greater Phoenix

- With 4.9 million people, Phoenix has the 10th largest metropolitan area in the U.S. and is projected to grow more than 42% over the next 15 years
- Phoenix has one of the lowest costs of doing business of any U.S. Metropolitan area
- Phoenix is ranked #11 among U.S. cities for the least amount of traffic congestion
- Phoenix is within an 8 hour drive to ports of California and Mexico
- Arizona offers more than 20 business incentives to choose from



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