



104,352 SF for lease

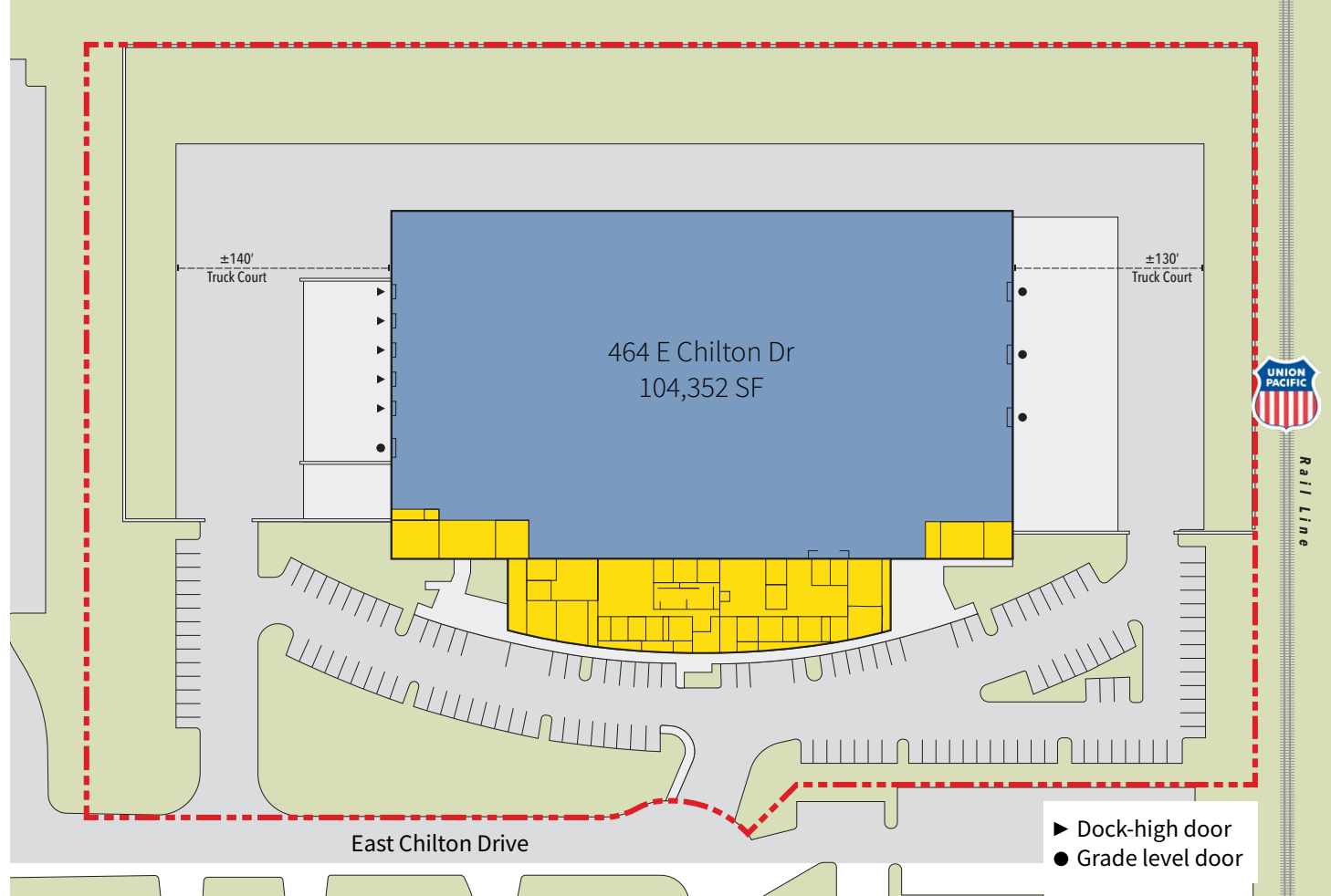
464 East Chilton Dr.  
Chandler, AZ



Jones Lang LaSalle Americas, Inc. License #: CO508577000

## Property features

- 104,352 SF building
- 8.51 acres
- 13,920 SF office
- Parcel #302-24-385
- I-1 light industrial zoning
- 5 dock high doors
- 4 grade level doors
- 28' clear height
- 6,100a/277-480v Heavy
- 2.42 / 1,000 SF parking ratio
- 253 parking spaces
- ESFR sprinklers
- 100% air-conditioned facility
- 10 ton crane with 24' clear height
- 8" - 10" concrete slab
- Natural gas to building
- Fenced, secured truck court
- Built in 2000 (improved in 2011 and 2017)



## Location features

- 3.75 miles from Loop 101
- 3.75 miles from US 60
- 5 miles from Loop 202
- 13 miles from Phoenix-Mesa Gateway Airport
- 15 miles from Phoenix Sky Harbor International Airport



# City of Chandler

Chandler's proactive leadership, corporate-friendly environment, world-class labor force and market reach have made it an attractive location for businesses of all sizes and industries.

## Workforce

### Large

Chandler is located in the fastest growing county in the U.S. Employers have access to more than 1 million workers within a 30-minute commute.

### Educated

45% of Chandler's adult residents possess a bachelor's or advanced degree, and 76% have attended college.

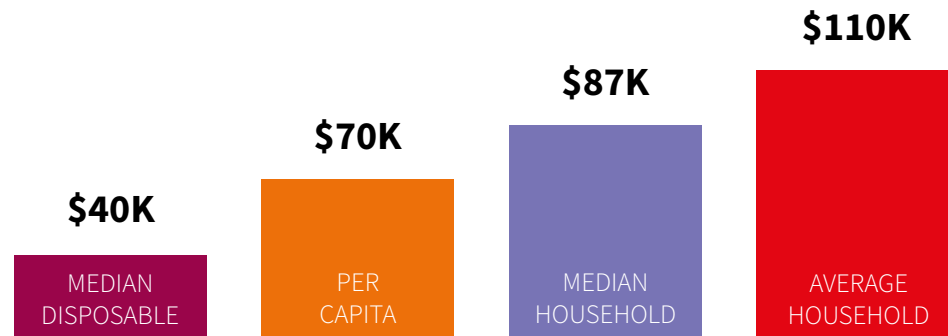
### Diverse

Chandler's leading employers have a truly global footprint and culture that draws talent of all nationalities and backgrounds.

### Capable

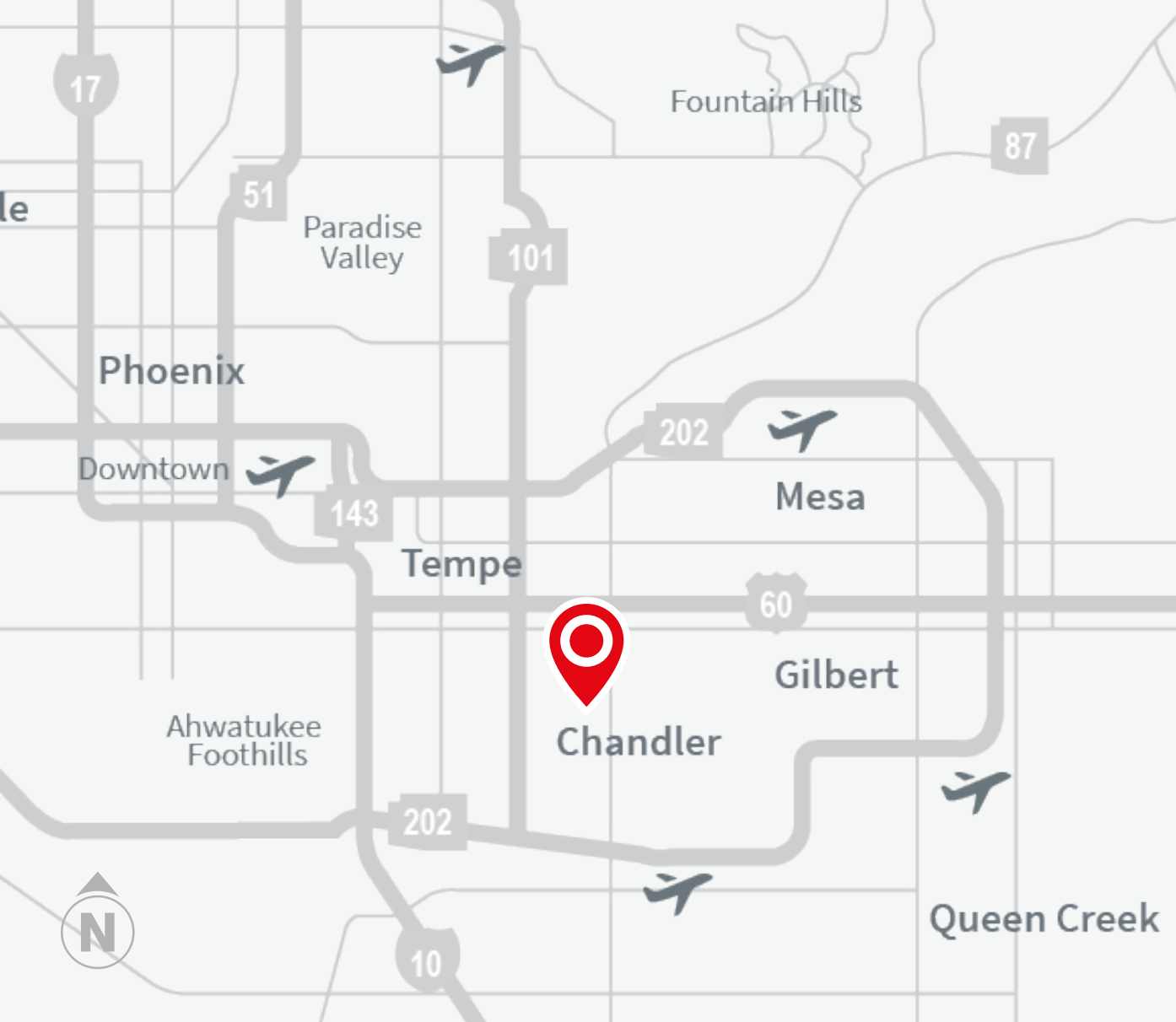
Internationally recognized companies from all industries have found they can depend on Chandler's skilled workforce.

### Income Levels



Source: 2020, ESRI and chandleraz.gov





# 272,011

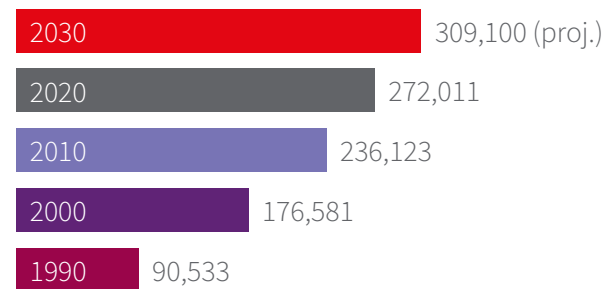
Chandler Population

# 1,290,126

SE Valley population



Population Growth



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