

CHANDLER FREEWAY CROSSING

BUSINESS PARK



BUILDINGS FOR LEASE OR BUILD-TO-SUIT

INDUSTRIAL | FLEX | OFFICE

±8,000 SQUARE FEET TO ±200,000 SQUARE FEET

CBRE
CB RICHARD ELLIS

MARK **IV** CAPITAL

BUILDINGS FOR LEASE AND BUILD-TO-SUIT

AVAILABLE FREEWAY FRONTAGE LOCATION

PROPERTY OVERVIEW

Chandler Freeway Crossing is strategically located at the major freeway crossing of Loop 101 and the 202 SanTan Freeway, providing excellent employment base access. Currently zoned PAD-Industrial, the project envisions an internal spine roadway developed under Phase One as a formal landscape feature, setting the tone for a mixture of office, manufacturing, and industrial uses. Phase One will establish a major entry feature and a high level of architectural quality. The Phase One building design appearance will create flexibility for two-story office, while maintaining the potential for initial tenancy to be partially industrial-based until the surrounding market demand substantiates pure office uses.



PROJECT FEATURES

- Freeway frontage and signage available
- Approximately 40 acres
- Mixed-use industrial / office site
- Abundant parking
- Buildings 3 through 9 are future phases and subject to modification
- Freeway access via Chandler Boulevard and Dobson Road
- Convenient access to Chandler Fashion Center via Frye Road
- Home of Intel, Wells Fargo, Motorola, and Charles Schwab
- Fastest growing city in Arizona

BUILDING FEATURES



SIGNAGE AVAILABLE

BUILDING ONE—AVAILABLE

Size:	±41,742 SF
Clear Height: ¹	25' 5"
Office Clear Height: ¹	10' 0"
Column Spacing: ¹	60' x 48'
Dimensions: ¹	140' x 300'
Overall Parking: ²	279 spaces
Loading Doors: ³	4 overhead
Fire Sprinklers:	Yes
Mezzanine Available:	Yes
Parking:	4:1,000

BUILDING TWO—AVAILABLE

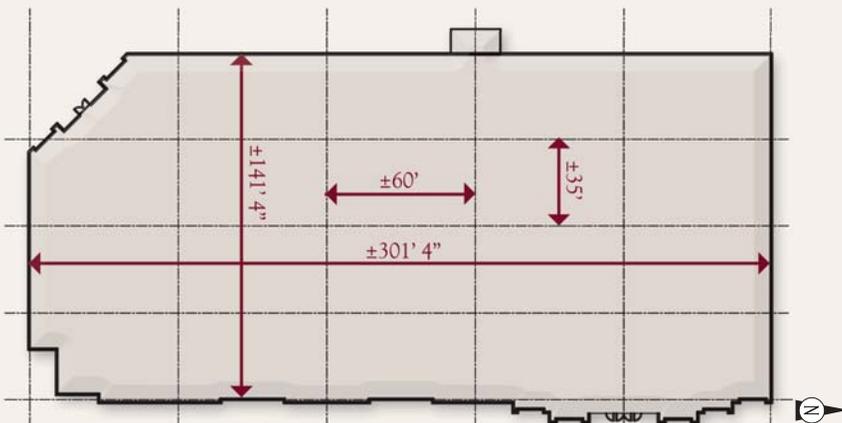
Size:	±41,742 SF
Clear Height: ¹	25' 5"
Office Clear Height: ¹	10' 0"
Column Spacing: ¹	60' x 48'
Dimensions: ¹	140' x 300'
Overall Parking: ²	279 spaces
Loading Doors: ³	4 overhead
Fire Sprinklers:	Yes
Mezzanine Available:	Yes
Parking:	4:1,000

- 1 Approximate dimensions
- 2 Potential to add for truck requirements
- 3 Capacity for more parking and ability to add loading docks
- * Note: Buildings 1 and 2 have ability to be connected upon request

MAIN ENTRY

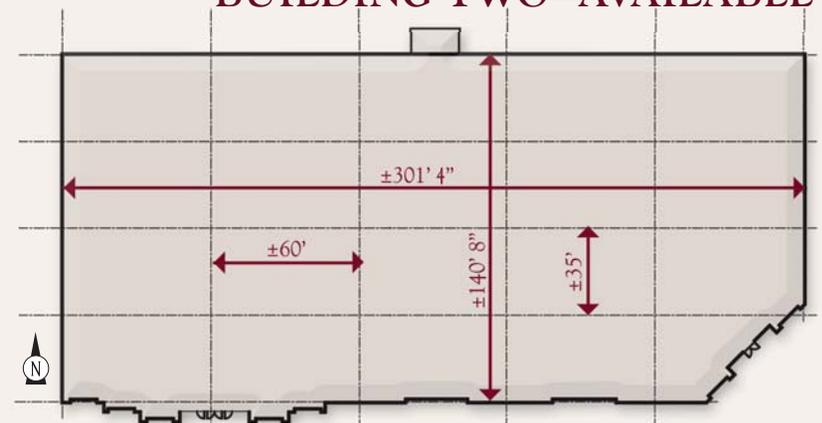


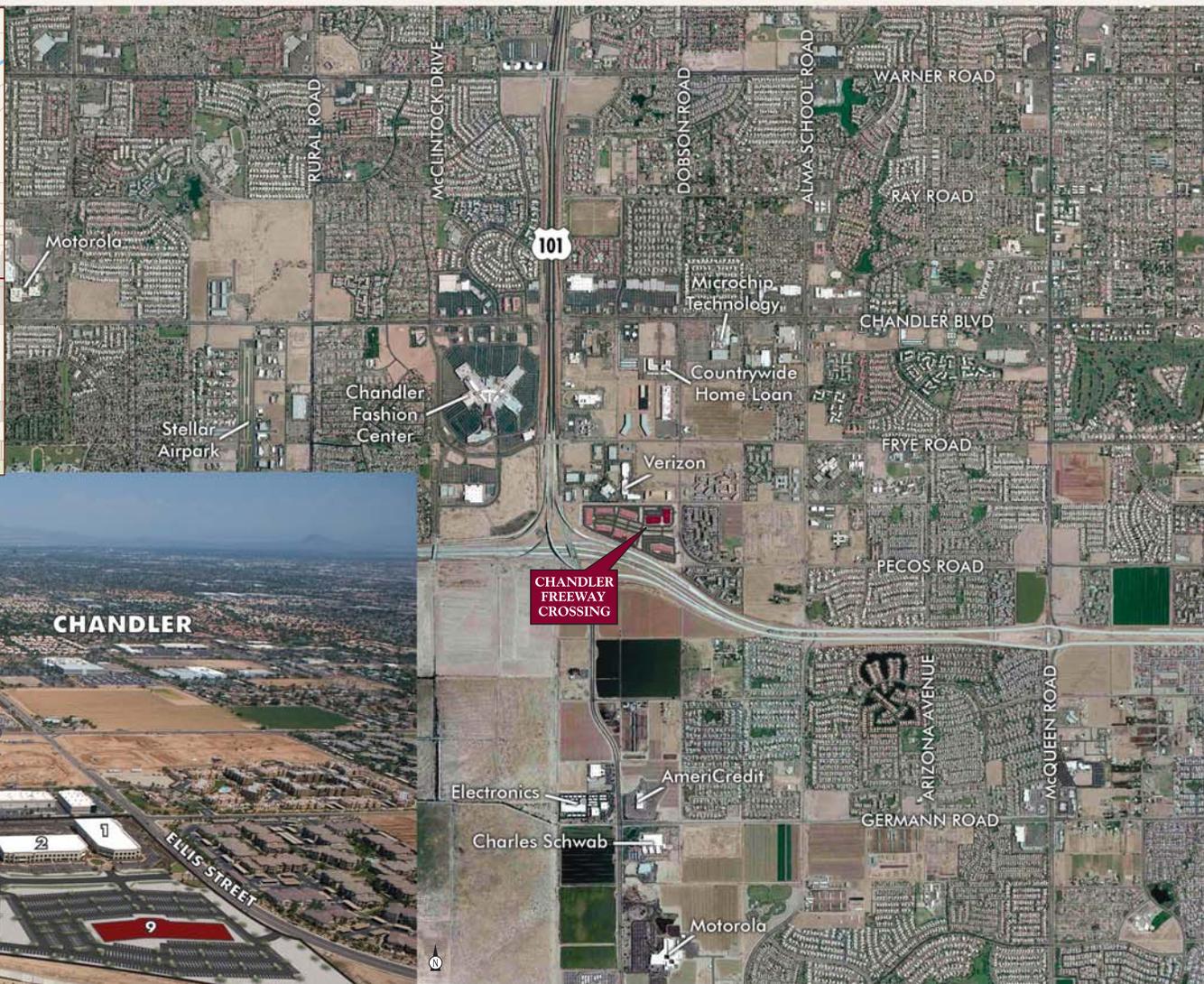
BUILDING ONE—AVAILABLE



FLOOR PLANS

BUILDING TWO—AVAILABLE





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www.cbre.com/chandlerfreewaycrossing

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