



10 CHANDLER

450-590 NORTH 54TH STREET | CHANDLER, ARIZONA

PREMIER BUSINESS PARK | PRIME FRONTAGE | 10CHANDLER.COM



Andy Markham, SIOR
Executive Managing Director
602.224.4408
Andy.Markham@cassidyurley.com

James Harper
Vice President
602.468.8585
James.Harper@cassidyurley.com

Michael Haenel
Executive Managing Director
602.224.4404
Mike.Haenel@cassidyurley.com

Marc Tuite
Vice President
602.224.4478
Marc.Tuite@cassidyurley.com

Cassidy Turley Commercial Real Estate Services

ALLIANCE
COMMERCIAL PARTNERS

AMERICAN
REALTY ADVISORS

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LOCATION

- High visibility, corporate campus setting
- Freeway frontage with monument and building signage
- Access to I-10 and 202 Santan freeways with three full diamond interchanges at Chandler Boulevard, Ray Road and Kyrene Road
- Close to several Fortune 500 companies and Chandler Technology Corridor, neighbors include: Insight, Ford Motor, Verizon, Avnet, Intel, Honeywell, Ebay and General Dynamics
- Adjacent to Chandler Pavilions (Home Depot, Sam's Club, Pacific Sales) and Casa Paloma Shopping Center (A.J's Fine Foods, Gap, Banana Republic) with over 20 fast-casual and fine dining restaurants
- PAD Zoning, City of Chandler
- Traffic Counts
North / South on I-10: 168,957 / 116,672 VPD
East on Loop 202: 89,944 VPD

PROJECT

- ±553,000 SF industrial/flex office complex - NEW CONSTRUCTION
- Shell and spec suites available (15-20% build out)
- 15' to 26' clear heights
- Truckwell and grade-level loading available
- Up to 3000A/277-480V power available
- 1.5-3.5/1,000 parking ratio
- Skylights

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BUILDING BREAKDOWN

Building 1

480 N 54TH STREET

±90,193 Total SF

±17,853 SF Available

26' Clear Height

301 Parking spaces

48 x 40 Column Spacing

2 truckwell doors

1 grade level doors

I-10 Freeway Frontage

Building 4

580 N 54TH STREET

±39,462 Total SF

±39,462 SF Available

Divisible to ±5,600 SF

Move-in ready spec suites

19' Clear Height

106 Parking spaces

40 x 50 Column Spacing

10 grade level doors

Truckwell

Building 7

450 N 54TH STREET

±66,248 Total SF

FULLY LEASED

Divisible to ±22,082 SF

20' Clear Height

218 Parking spaces

40 x 48 Column Spacing

14 grade level doors

1 common loading dock

Building 2

560 N 54TH STREET

±90,235 Total SF

±42,802 SF Available

Divisible to ±20,000 SF

26' Clear Height

267 Parking spaces

48 x 40 Column Spacing

2 truckwell doors

4 grade level doors

I-10 Freeway Frontage

Building 5

590 N 54TH STREET

±39,538 Total SF

±13,595 SF Available

(Divisible to ±5,968 SF)

±10,000 SF Available

16' Clear Height

73 Parking spaces *

50 x 30 Column Spacing

2 dock high doors

1 grade level doors

Building 8

460 N 54TH STREET

±70,699 Total SF

FULLY LEASED

Spec Suite

24' Clear Height

175 Parking spaces *

40 x 48 Column Spacing

8 truckwell doors

8 grade level doors

Building 3

570 N 54TH STREET

±39,062 Total SF

±39,062 SF Available

Divisible to ±5,600 SF

19' Clear Height

97 Parking spaces

40 x 50 Column Spacing

10 grade level doors

Shell condition

Building 6

550 N 54TH STREET

±39,538 Total SF

±39,538 SF Available

16' Clear Height

90 Parking spaces *

50 x 32 Column Spacing

11 dock high

2 grade level doors

Outdoor Yard

Building 9

500 N 54TH STREET

±81,238 Total SF

FULLY LEASED

±13,000 SF Office

20' Clear Height

128 Parking spaces *

48 x 48 Column Spacing

12 dock high

3 grade level doors

* Additional Parking Available

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Cassidy Turley Commercial Real Estate Services

2375 E Camelback Rd Ste 300
Phoenix, Arizona 85016
p 602.954.9000 | f 602.468.8588
CassidyTurley.com

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