



CHANDLER CROSSROADS

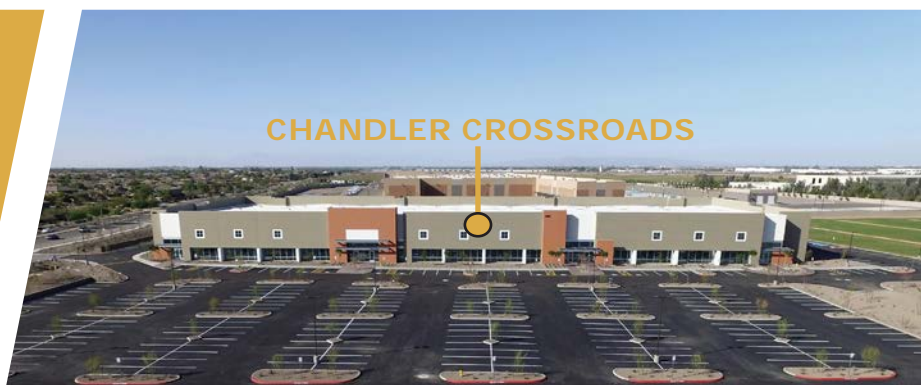
Chandler, AZ

NWC Gilbert & Queen Creek Roads



Chandler Crossroads is 24.52 acres available for sale, lease or build-to-suit with Gilbert Road and Queen Creek Road frontage. The plans call for 250,100 SF of industrial space and over 6 gross acres of retail space.

Rockefeller Group has constructed Building 1 (2900 S. Gilbert Road) ready for immediate delivery. The site is on the NWC of Gilbert and Queen Creek Roads, adjacent to the 310,000 SF FedEx Ground distribution center, and is advantageously located 1.2 miles from the 202 Freeway and 12 minutes to Intel's Ocotillo campus.



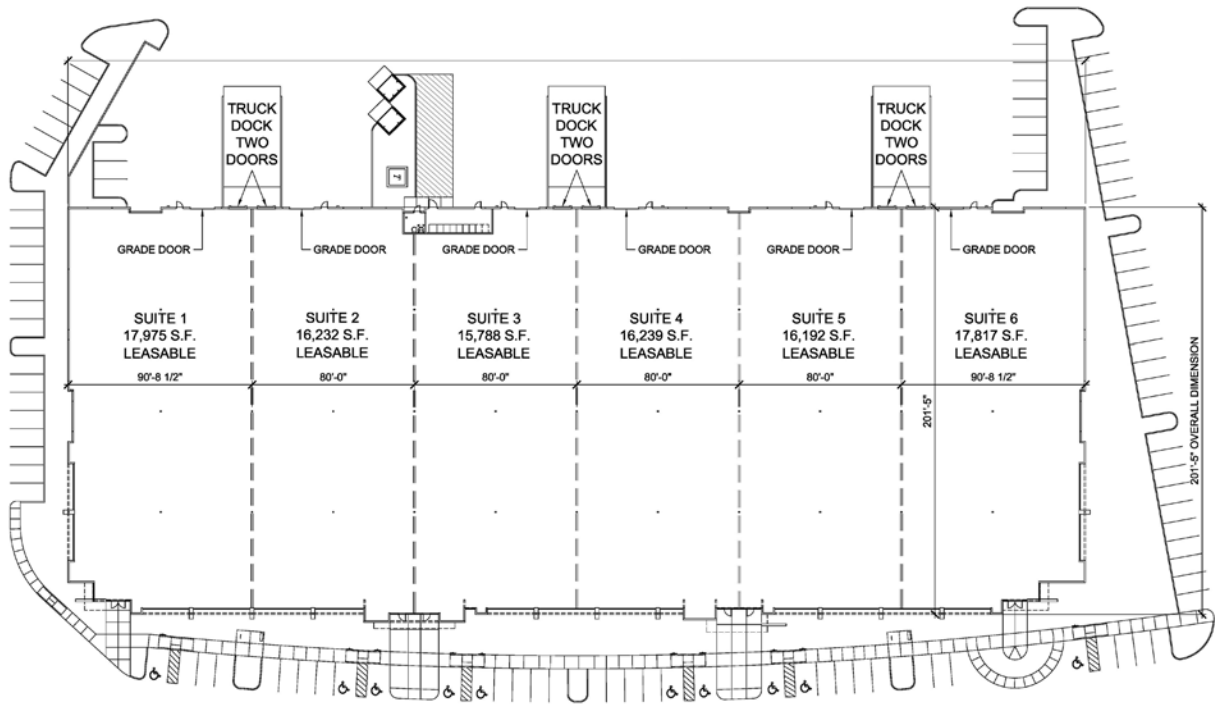
CHANDLER CROSSROADS



2900

S. GILBERT ROAD

SUITE PLAN 2900 S. GILBERT ROAD



2900 S. GILBERT ROAD FEATURES

- › Stable, professional ownership (Rockefeller Group Development Corporation)
- › Corporate neighbors include: FedEx Ground, Cardinal Health, Intel, LabCorp

BUILDING FEATURES

- › Building SF: 100,243
- › Site Area: 409,050 SF; 9.39 AC Net
- › Parking: 4.0/1,000
(expandable to 4.32/1,000)
- › Power: 2,000 amps, 277/480v 3p 4w
Up to 3,000 amps, if needed
- › Clear Height: 24'
- › Divisibility: 16,000 SF
- › Loading: Grade level/truckwell
- › Zoning: PAD, City of Chandler
- › Sprinklered: Yes

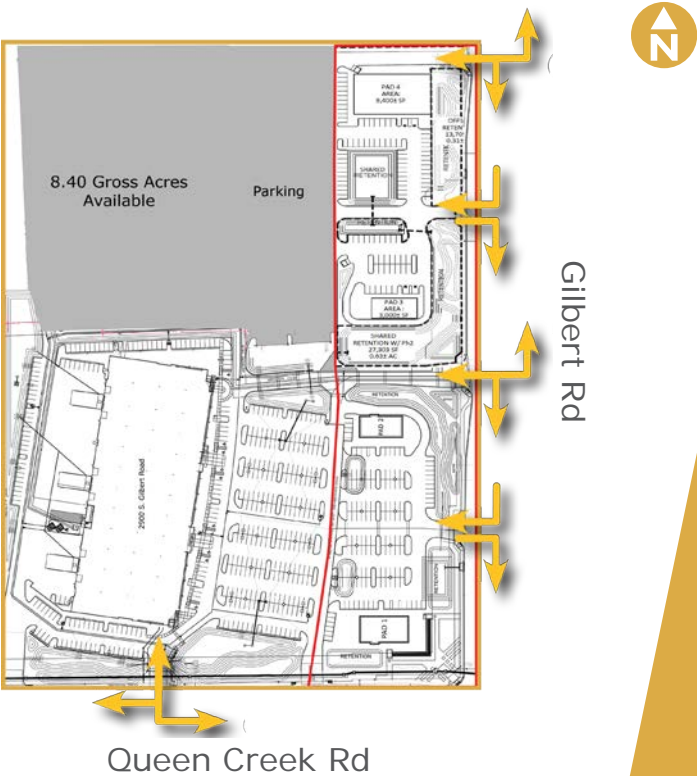
PHASE ONE SITE PLAN



Chandler Airport Area



- › Over 36,000 cars per day at the intersection of Gilbert and Queen Creek Roads
- › Spaces available from 16,000 SF - 100,000 SF
- › 1.2 miles to Gilbert/202 Freeway interchange



PHASE 2:

Site Area: ±365,876 SF
Gross Acres ±8.40

PADS 1 & 2:

Site Area: ±136,768 SF
Gross Acres: ±3.14

PADS 3 & 4:

Site Area: ±149,864 SF
Gross Acres: ±3.44



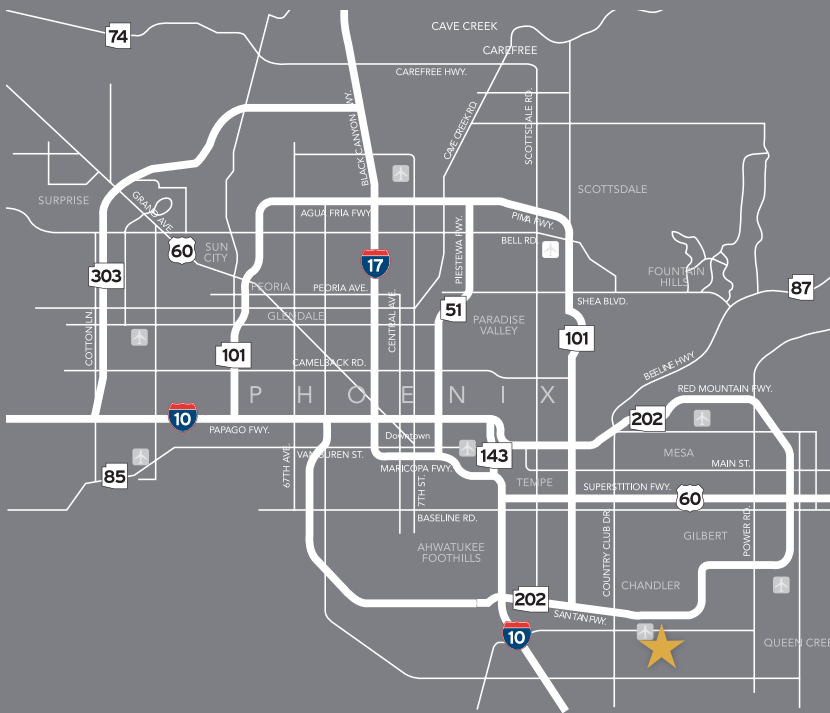
City
of
Chandler

Demographics Overview:

September 1, 2017 Population: 253,641			
September 1, 2017 Housing Units: 103,814			
Population	2 Mile Radius	3 Mile Radius	5 Mile Radius
2016 Total Population:	31,298	66,377	251,518
2021 Population:	37,942	79,844	291,797
Pop Growth 2016-2021:	21.2%	20.3%	16.0%
Median Age:	33.3	34.4	34.7
Households			
2016 Total Households:	8,975	19,458	78,789
HH Growth 2016-2021:	18.2%	16.9%	12.8%
Median Household Income:	\$106,721	\$104,440	\$87,857
Avg Household Size:	3.4	3.4	3.2
2016 Avg HH Vehicles:	2.21	2.16	1.99
Housing			
Median Home Value:	\$336,367	\$339,777	\$300,040
Median Year Built:	2004	2003	2000

**WORK HERE,
LIVE HERE,
PLAY HERE**

Chandler, Arizona delivers exceptional amenities and diverse cultural facilities amid a world-class innovation hub. Chandler has been a community built on innovation and community. The addition of nearly 100,000 young, educated, and affluent citizens in the last 10 years, a proven workforce and a mixture of diversified industries in addition to quality retail establishments are reasons why the City of Chandler is an exciting place to live and work. Chandler boasts a strong, high tech employment base that attracts and retains high quality employees, many of whom make Chandler their home.



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