



FOR SALE

WSWC Queen Creek & McQueen Roads,
Chandler, Arizona

Excellent Development or
Build-To-Suit Site

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AVAILABLE

±48.90 acres (Divisible to 23.85 or 25.05 acres)

LOCATION & FEATURES

- Parcel 1 (North): 23.85 acres
- Parcel 2 (South): 25.05 acres
- Zoning: AG-1
- Ideal Chandler Airport location (one of the fastest growing sectors in the Phoenix Metro area)
- Excellent development or build-to-suit site
- (842' width by 2,530' depth) with approximately 800,000+ square feet of building potential
- Approximately ±1.5 miles to Loop 202 freeway
- 3 lane access both east and west on Queen Creek Road and north/south on McQueen Road
- Appleby Road to be paved west to traffic signal at Arizona Avenue in 2016.
- Future 202 Fwy access to Southern California (scheduled for completion in 2019)
 - Inland Empire: 343 Miles/Approximately 5.5 hrs
 - Port of Long Beach: 406 Miles/Approximately 6.5 hrs

SALE PRICE

- \$10,650,420 (\$5.00 per square foot)

POTENTIAL SITE PLAN



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