

Kyrene 202 Business Park

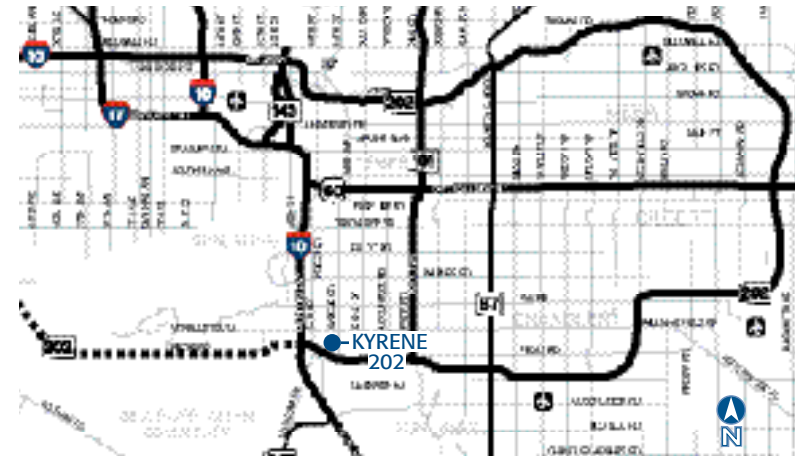
CHANDLER, ARIZONA 85226

FOR LEASE



PROPERTY FEATURES

- 409,828 Square Feet in 6 Buildings
- Building V Available for Lease
 - 34,259 SF available
 - 2,058 SF of office
 - 30' Clear Height
 - 2 Grade Level Doors
 - 12 Docks
- 7" Slab
- ESFR Sprinklers
- Cox Business Services Available
- Sustainable Design Features
- Zoned PAD, City of Chandler
- ¼ Mile to Full Diamond Interchange at Loop 202 Freeway & Kyrene Road
- 1.5 Miles to Full Diamond Interchange at I-10 Freeway & Chandler Boulevard
- Easy Access to Southeast Valley and Metro Phoenix/Tucson
- Corporate Neighbors Include Avnet, Intel, Basha's, Honeywell, Heraeus
- Stable, Professional Ownership (NYSE: EGP)



DEVELOPED, OWNED & MANAGED BY

EASTGROUP
PROPERTIES

www.eastgroup.net

For more information, please contact:

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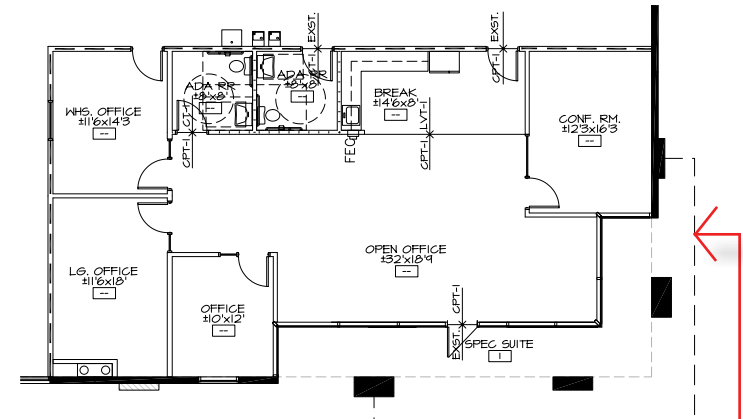
2390 E. Camelback Rd
Suite 100
Phoenix, AZ 85016
kyrene202.colliers.com



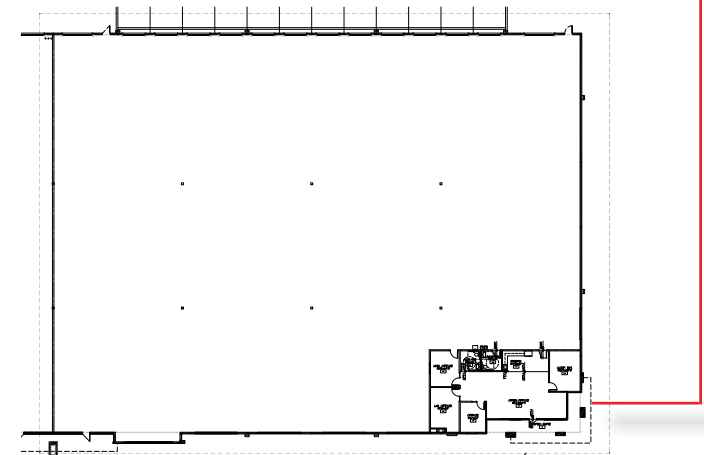
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ENLARGED OFFICE PLAN ±2,058 S.F.



ENLARGED FLOOR PLAN ±34,259 S.F.

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BUILDING I - 150 S. KYRENE ROAD - **LEASED**:

Size: 75,331 SF
Bay Width/Depth: 52' x 160' Typical
Parking: 210
Clear Height: 24'
Column Spacing: 52' x 40' Typical
Divisibility: 17,000 SF
Loading: 20 Dock, 6 Grade
Truck Court: 130' Minimum
Power: 2,500 Amps 277/480 V

BUILDING III - 158 S. KYRENE ROAD - **LEASED**:

Size: 32,120 SF
Bay Width/Depth: 52' x 105'
Parking: 87
Clear Height: 24'
Column Spacing: 52' x 52' Typical
Divisibility: 5,250 SF
Loading: 12 Dock, 6 Grade
Truck Court: 195' (Common)
Power: 1,200 Amps 277/480 V

BUILDING V - 170 S. KYRENE ROAD - **AVAILABLE**:

Size: 102,040 SF
Bay Width/Depth: 52' x 160'
Parking: 224
Clear Height: 30'
Column Spacing: 52' x 50' Typical,
with 60' Speed Bay
Divisibility: 17,050 SF
Loading: 36 Dock, 6 Grade
Truck Court: 195' (Common)
Power: 3,000 Amps 277/480 V

BUILDING II - 200 S. KYRENE ROAD - **LEASED**:

Size: 44,602 SF
Bay Width/Depth: 52' x 160' Typical
Parking: 103
Clear Height: 24'
Column Spacing: 52' x 40' Typical
Divisibility: 17,000 SF
Loading: 12 Dock, 2 Grade
Truck Court: 130' Minimum
Power: 1,600 Amps 277/480 V

BUILDING IV - 154 S. KYRENE ROAD - **LEASED**:

Size: 32,120 SF
Bay Width/Depth: 52' x 105'
Parking: 86
Clear Height: 24'
Column Spacing: 52' x 52' Typical
Divisibility: 5,250 SF
Loading: 12 Dock, 6 Grade
Truck Court: 195' (Common)
Power: 1,200 Amps 277/480 V

BUILDING VI: - 190 S. KYRENE ROAD - **LEASED**:

Size: 123,615 SF
Bay Width/Depth: 52' x 180'
Parking: 214
Clear Height: 30'
Column Spacing: 52' x 60'
Divisibility: 19,036 SF
Loading: 12 Dock, 2 Grade
Truck Court: 135'
Power: 3,000 Amps 277/480 V

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