

FOR SALE OR LEASE > BUILT-TO-SUIT OPPORTUNITY

WATERMARK AT CHANDLER AIRPARK

NW GILBERT RD & RYAN RD. CHANDLER, AZ



LOT 17

- > ±4.288 AC
- > Max bldg size: 54,000 SF
- > FAR calc: 28.91%

LOT 6

- > ±1.210 AC
- > Max bldg size: 7,000 SF
- > FAR calc: 13.28%



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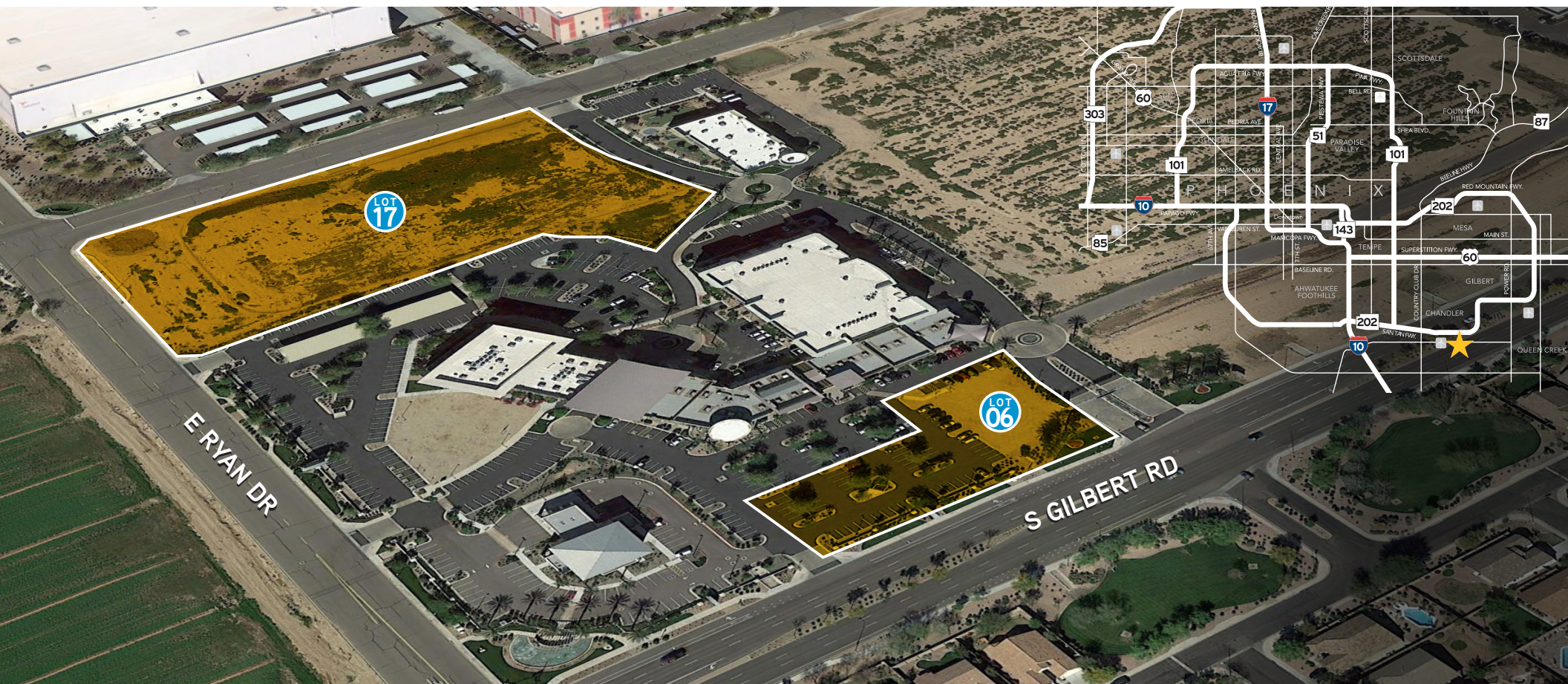
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for sale or lease **BUILT-TO-SUIT OPPORTUNITY**

WATERMARK AT CHANDLER AIRPARK
CHANDLER, AZ
±4.288 AC - ±1.210 AC

HIGHLIGHTS >

- > Lot 17: Approximately 4.288 acres
- > Lot 6: Approximately 1.210 acres
- > Pricing Negotiable
- > Outstanding office and retail mixed use development site
- > Flexible design that allows for a variety of creative development options
- > Exceptional location that is bordered by three arterials – Gilbert Road, Ryan Road and Stearman Drive
- > Multiple means of ingress and egress
- > Convenient and easy freeway access to Loop 202
- > Located one-half mile south of a full diamond interchange
- > Within the Village Core of Chandler Airpark
- > In close proximity to an abundant supply of retail amenities as well as executive and worker housing
- > Over 1,200,000 located within a 30 minute commute to the site
- > In the center of one of the fastest growing labor pools throughout metropolitan Phoenix



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