



# AMPlify

Power **ON.**

**Up to 260,000 SF Available With  
Potential for Immediate Occupancy**

10MW N+2 Power Available

20,000 AMPs of 277/480v

I-1 City of Chandler Zoning

6505 W Chandler Blvd., Chandler, AZ



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# About AMPlify

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260,000 SF High  
Tech Manufacturing  
Headquarters Delivering  
In Q1 Of 2020  
(Building can be demised)



I-1 Zoning,  
City of Chandler



3.6MW Of Existing  
Power On-Site With  
Work Started On Power  
Expansion to 10 MW N+2



Permits High Tech  
Manufacturing, Manufacturing,  
Industrial, Office, and  
Data Center Uses



Optional 50MW On-Site  
Dedicated Substation  
(SRP design near completion)



Move In Ready -  
Existing Footprint:  
158,728 SF on 11.4 Acres

# Additional Features



8,000 AMPs Of  
277/480 Volt  
Power in Place



100% A/C  
Facility



±550 Existing  
Parking Spaces  
(with the possibility of  
expanding out parking  
more via a parking garage)



Up To 40' Clear  
Height In The  
New Shell Space



New I-10/Loop  
202 Interchange  
Within 0.25 Miles



4 Dock Doors,  
3 Grade Level  
Doors



Up To 6 Additional  
Loading Dock Doors  
Available In The New  
Shell Space









## POPULATION

**Chandler:** 276,113

**Phoenix:** 4,813,891

**USA:** 327,167,434



## EDUCATION COLLEGE OR ADVANCED DEGREE

**Chandler:** 140,818 (51%)

**Phoenix:** 1,882,231 (39.1%)

**USA:** 101,094,737 (30.9%)



## AVERAGE HOUSEHOLD INCOME

**Chandler:** \$102,152

**Phoenix:** \$82,643

**USA:** \$81,283



## MEDIAN HOUSEHOLD INCOME

**Chandler:** \$79,769

**Phoenix:** \$59,022

**USA:** \$57,652



## AGE DEMOGRAPHICS

	Chandler	Phoenix	USA
19 & Under	80,349 (29.1%)	1,362,331 (28.3%)	82,230,798 (25.1%)
20 to 29	38,380 (13.9%)	688,386 (14.3%)	44,908,883 (13.7%)
30 to 39	42,521 (15.4%)	664,317 (13.8%)	42,026,664 (12.9%)
40 to 49	41,417 (15.0%)	616,178 (12.8%)	41,228,606 (12.6%)
50 to 64	47,215 (17.1%)	818,361 (17.0%)	62,877,067 (19.2%)
65 and Over	26,507 (9.6%)	669,131 (13.9%)	44,732,389 (13.7%)



# Chandler Overview

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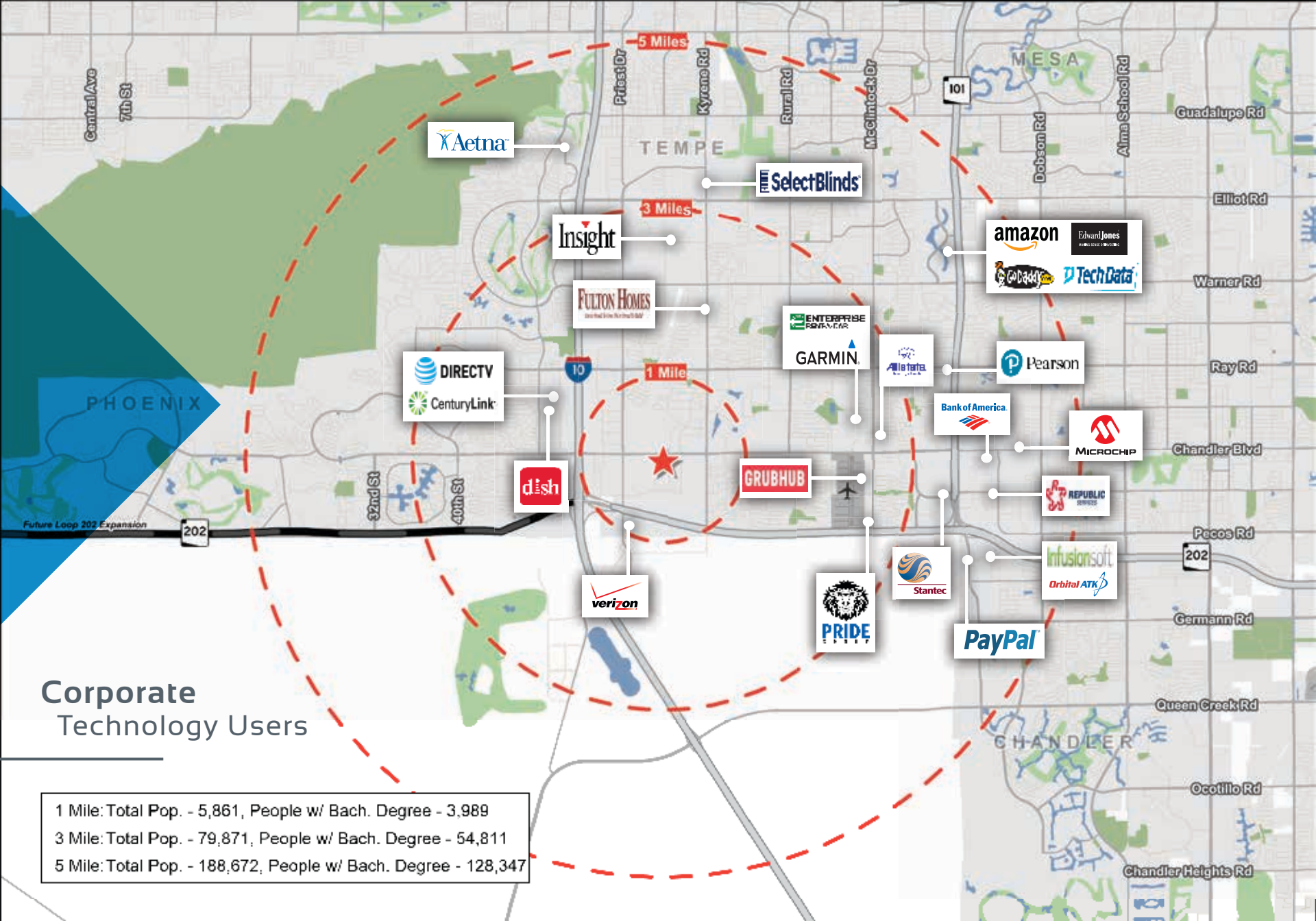
The city of Chandler is located in the southeast portion of the Phoenix-Mesa-Glendale metro area. As of 2018, the local population in the city totals more than 270,000 residents and is expanding at a pace of nearly 3 percent annually, faster than the state average as a whole. The city is the fourth largest in Arizona by population, trailing only Phoenix, Tucson and neighboring Mesa. Of the top-5 cities in Arizona, Chandler is by far the fastest-growing city in the group.

Businesses, particularly those in the high-tech segments of the economy, looking to establish a presence in Arizona due to the state's pro-business climate and affordable cost of living consistently target Chandler to attract the talent they need to run their enterprises. The most prominent technology company in the area is Intel. The chip giant is the largest employer in Chandler (and one of the largest employers in the state), with approximately 11,900 workers in the area.

Other established technology companies operating in Chandler include eBay/PayPal (2,000 employees), Microchip Technology (1,500), Orbital Sciences (1,400), Avnet (750) and Mitel (450). One of the overriding themes in the Chandler economy has been the growth associated with technology companies. Simply put, the presence of existing technology companies attracts additional businesses that act as suppliers, competitors or joint-venture partners.

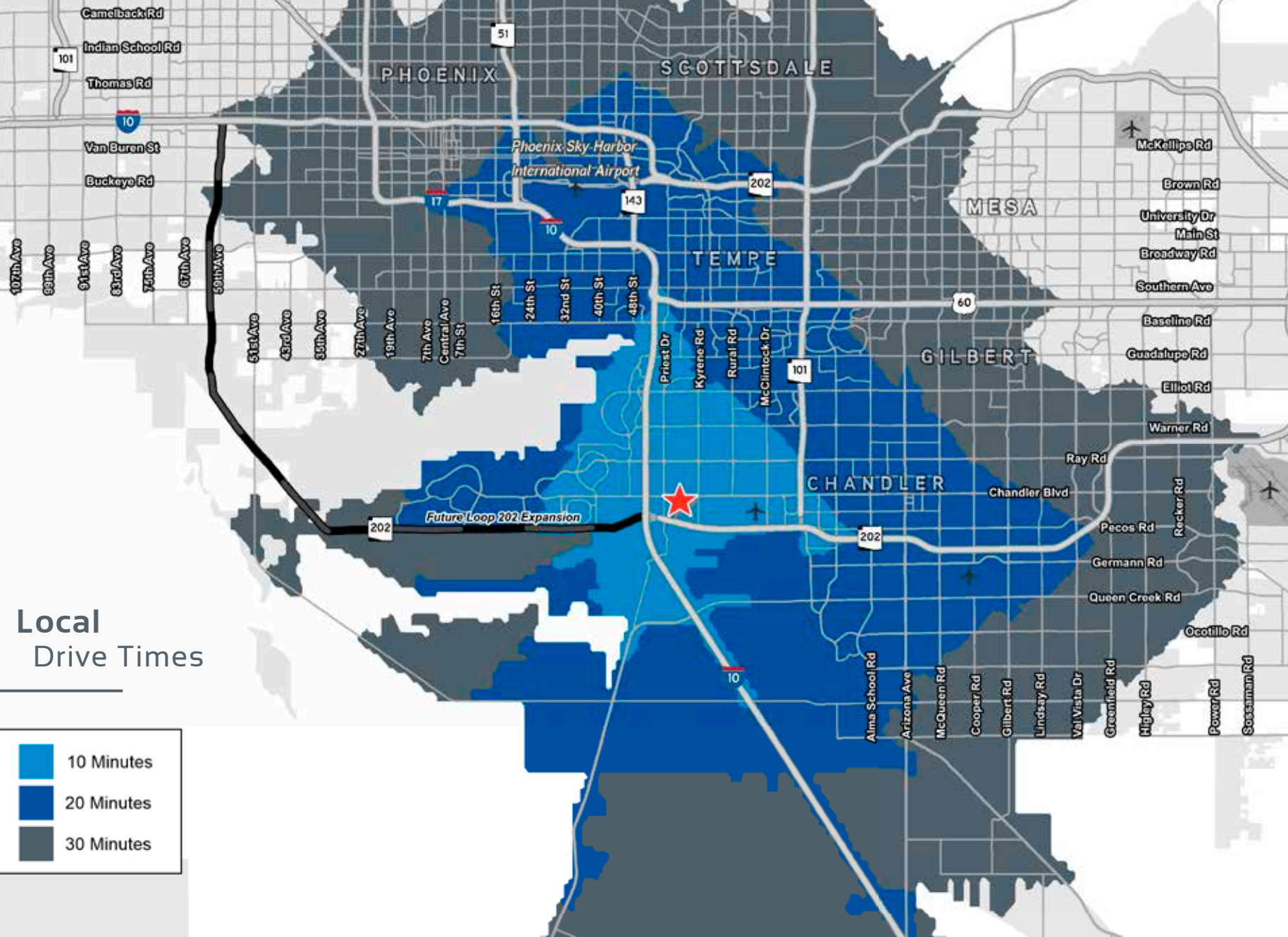
**Chandler** is  
young and  
highly educated.



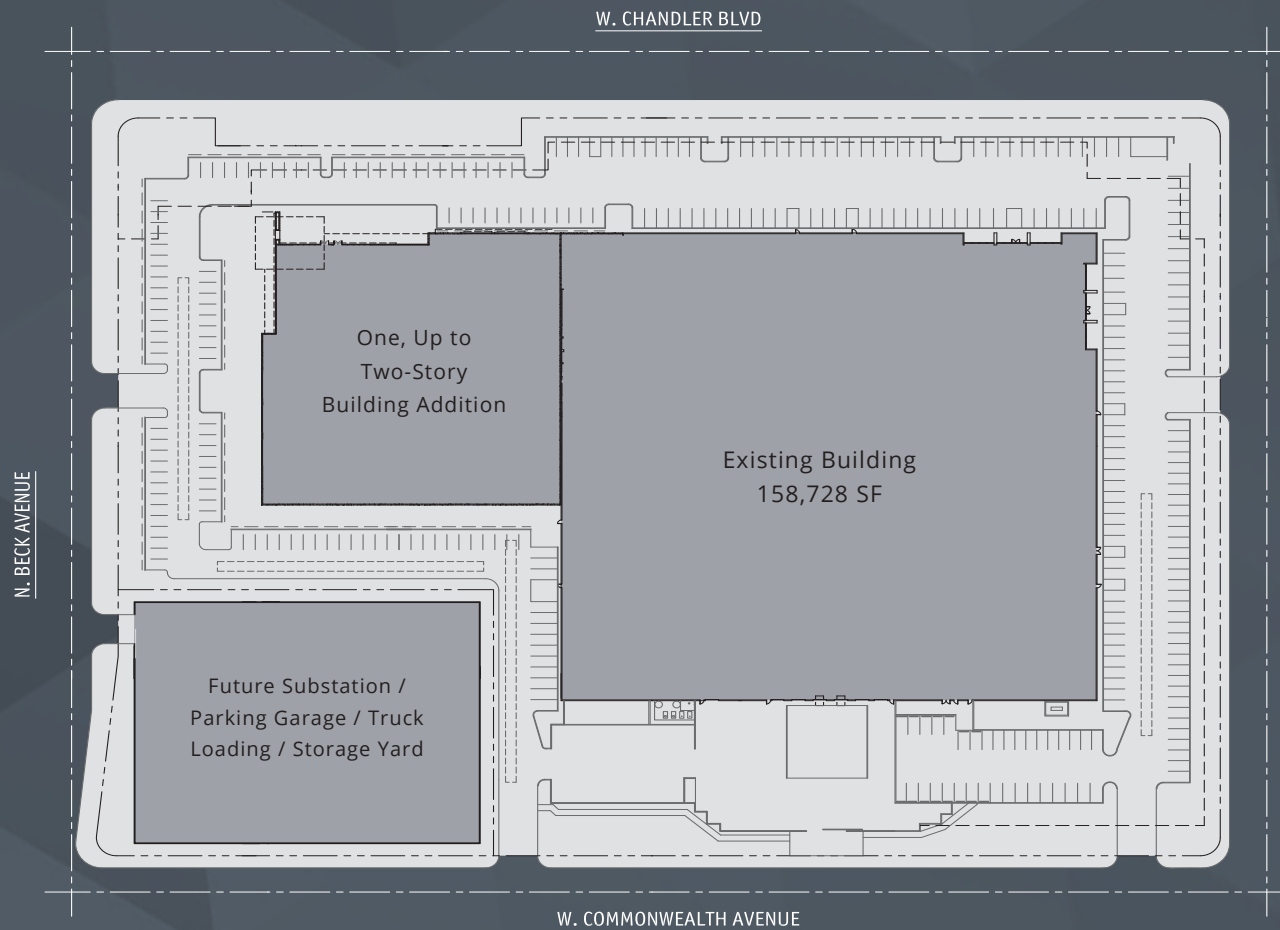




## Local Drive Times



# Site Plan





# Greater Phoenix Statistics



**Grew  
4.2%**

2ND HIGHEST OF ALL  
METROS NATIONWIDE



**Top Ten  
Metros**  
FOR STARTUP ACTIVITY



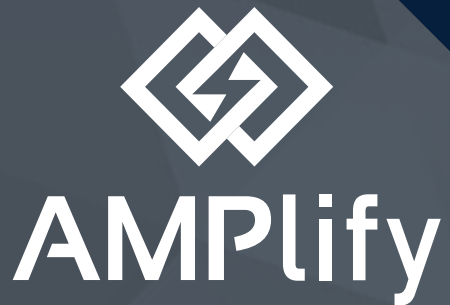
**4th Best  
Metro**  
FOR YOUNG  
PROFESSIONALS



**#8 in Top  
Ten Cities**  
FOR FUTURE JOB GROWTH



**#1 Best  
Airport**  
PHOENIX SKY HARBOR



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