

AVAILABLE INDUSTRIAL PROPERTIES > 2Q 2018

# Greater Phoenix

COMMERCIAL REAL ESTATE

Colliers  
INTERNATIONAL



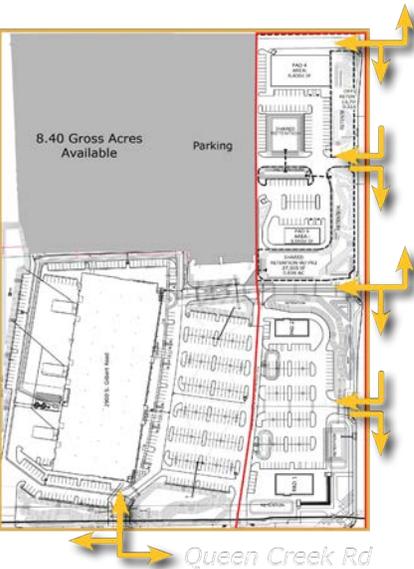
> FOR LEASE  
Chandler, AZ  
Kyrene 202 Business Park  
190 S. Kyrene Rd

Paul Sieczkowski / Rob Martensen

- > Only 34,259 SF remaining
- > ±409,828 SF in six (6) buildings
- > Available sizes ranging from ±17,050 SF - ±34,259 SF
- > Phase One - 100% Leased
- > Phase Two - 100% Leased
- > Phase Three - Buildings III and IV - 100% Leased
- > Building V available for lease
  - 30' clear height; 12 dock, 2 grade level doors
  - 7" slab; 52' x 50' typical column spacing
- > ESFR sprinklers; Cox business services available
- > Zoned: PAD, City of Chandler
- > Sustainable design features

## A Rockefeller Group Development

### Chandler Crossroads



> FOR SALE / LEASE OR BUILD-TO-SUIT  
Chandler, AZ  
Rockefeller Group Chandler Crossroads  
NWC Queen Creek & Gilbert Roads

Paul Sieczkowski / Rob Martensen / Phil Breidenbach

- > ±8.40 gross acres available for sale or build-to-suit
- > 100,243 SF industrial/flex building (2900 S. Gilbert Road) available now for sale or lease
- > 2,000 amps, 277/480v 3p 4w; up to 3,000 amps, if needed
- > 1.2 miles to 202 freeway
- > Gilbert Road & Queen Creek Road frontage



PAUL SIECZKOWSKI, SIOR  
Senior Executive Vice President  
602 222 5085  
paul.sieczkowski@colliers.com



JUSTIN SIECZKOWSKI  
Associate  
602 222 5155  
justin.sieczkowski@colliers.com



CHRISTINE NAGLE, CPMC, CPRC  
Senior Client Services Specialist  
602 222 5007  
christine.nagle@colliers.com

# For Sale/Lease or Build-To-Suit

> FOR SALE  
Chandler, AZ  
6505 W. Chandler Boulevard



Paul Sieczkowski / Rob Martensen / Justin Sieczkowski

- > ±152,700 square foot industrial building
- > ±95,000 square feet of office (open)
- > Two (2) labs totalling approximately 18,955 square feet
- > 4 dock doors; 3 grade level doors; Zoned I-1, City of Chandler
- > 100% A/C; Three (3) conference rooms
- > SALE PRICE: \$12,950,000 (\$84.81/SF)

> FOR SALE  
Chandler, AZ  
Chandler Airport Center



Paul Sieczkowski

- > ±64.53 acres available
- > Parcels ranging from ±5.40 - ±25.12 acres
- > Land or industrial build-to-suit options available for sale
- > Excellent access to I-10, 101 & 202 freeways
- > Close proximity to numerous restaurants & retail
- > Zoned PAD, utilities on site (Fully Improved)

> FOR SALE OR BUILD-TO-SUIT  
Chandler, AZ  
NEC Nevada Street & El Prado Court



Paul Sieczkowski - Owner/Agent

- > ±1.866 acres/divisible (Lots 6 and 7)
- > Located in the expanding Westech Corporate Center
- > Zoning: PAD, City of Chandler
- > SALE PRICE (Lot 6): \$340,000/41,245 sq. ft.
- > SALE PRICE (Lot 7): \$320,000/40,046 sq.ft.
- > SALE PRICE (Lots 6 & 7): \$630,000/81,291 sq.ft.

> FOR LEASE  
Chandler, AZ  
Chandler Corporate Center IV - *Rockefeller Group*



Paul Sieczkowski / Rob Martensen / Phil Breidenbach

- > 4100 W. Galveston Street
- > ±43,007 RSF - 18' clear height - high ceilings available
- > Divisible - separate electric meters, truck door capable
- > Parking: 6.0/1,000
- > Highly visible location - McClintock signage available
- > Built to accommodate office, lab and assembly uses

# For Sale or Build-To-Suit

> FOR SALE  
Chandler, AZ  
4000 W. Saturn Way



Paul Sieczkowski / Justin Sieczkowski

- > ±3.342 acres available (145,570 square feet)
- > Lot 8, located in Stellar Airpark
- > Less than 1 mile to Loop 202 Freeway
- > Less than 2 miles from Loop 101 Freeway
- > Zoning: I-1, City of Chandler
- > SALE PRICE: \$1,200,950 (\$8.25/SF)

> FOR SALE OR BUILD-TO-SUIT  
Gilbert, AZ  
Gilbert Crossroads - Rockefeller Group



Paul Sieczkowski / Rob Martensen

- > ±45 acres, over ¼ mile of frontage on Germann
- > Zoned BP - Town of Gilbert; zoning allows office and industrial flex
- > ¼ mile from over 1.2 million square feet of retail, amenities
- > Development ready, level topography
- > Rapid growth area; within a highly educated workforce
- > Direct access to Loop 202 San Tan Freeway

> FOR LEASE  
Chandler, AZ  
4140 W. Mercury Way



Paul Sieczkowski / Rob Martensen

- > ±36,005 square foot industrial building
- > Located on ±2.51 acres
- > Adjacent to the Stellar Airpark runway
- > ±1 mile to 202 freeway interchange at McClintock Drive
- > Zoning: I-1; City of Chandler
- > LEASE RATE: \$.65/SF/Month/NNN

> FOR SUBLEASE  
Phoenix, AZ  
435 S. 3rd Avenue



Paul Sieczkowski / Justin Sieczkowski

- > ±7,513 SF recently renovated office/warehouse
- > 35 parking spaces available; Ratio: 6.46/1,000 SF
- > Zoning: DTC-WARE, City of Phoenix
- > Plug and play; centrally located
- > Sublease through November 30, 2018
- > LEASE RATE: \$12.00/SF/Year, Modified Gross

> FOR SALE  
Chandler, AZ  
595 E. Elliot Road



Paul Sieczkowski / Justin Sieczkowski

- > ±83,248 square feet available
- > Located in Arizona Corporate Park
- > 3 miles to 60 freeway interchange at Country Club Drive
- > Zoning: I-1; City of Chandler
- > SALE PRICE: \$660,000 (\$7.93/SF)

> FOR SALE OR BUILD-TO-SUIT  
Chandler, AZ  
4135 W. Saturn Way



Paul Sieczkowski / Justin Sieczkowski

- > ±.7745 acres/33,738 square feet available
- > Located in the exclusive Stellar Airpark, Lot #32
- > Taxiway/runway access / Near Intel campuses
- > Close proximity to 101 and 202 freeways
- > Improved lot (utilities to site)
- > SALE PRICE: \$335,695 (\$9.95/SF)

## SOLD OR LEASED PROPERTIES

> SOLD  
Surprise, AZ  
13770 W. Peoria Avenue



Paul Sieczkowski / Rob Martensen / Justin Sieczkowski

- > ±51,000 square feet on 4.50 acres of land
- > Additional 4 acres contiguous to the east for sale (\$5.00/SF)
- > 2,725 square feet of office; 48,275 warehouse/production area
- > Power: 3000 amps/277-480v, 3p
- > Zoning: PAD, City of Surprise; evap cooled warehouse
- > 3 loading docks (10' x 12'); 1 oversized 29' x 14' overhead door

> SOLD  
Gilbert, AZ  
North Gateway - Rockefeller Group



Paul Sieczkowski / Rob Martensen

- > ±123 acres zoned for mixed-use
- > Light industrial, business park, retail sites available
- > Build-to-suit or land sale options available
- > Close to Phoenix-Mesa Gateway Airport
- > 1/4 mile to full diamond interchange at the 202 Fwy
- > 402 Class A+ apartment units - Liv Northgate