

AVAILABLE INDUSTRIAL PROPERTIES > 2Q 2018

# Greater Phoenix

COMMERCIAL REAL ESTATE

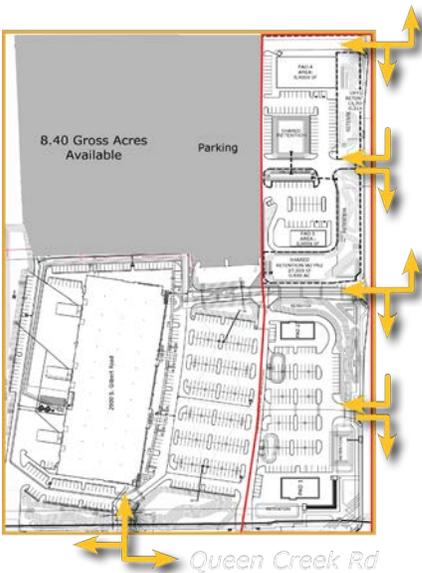
Colliers  
INTERNATIONAL



> 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



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# For Lease, Sale or Build-To-Suit

> FOR LEASE  
Phoenix, AZ  
102 W. Maricopa Freeway



Rob Martensen | Owner/Agent

- > ±9,363 SF for lease
- > ±8,920 SF of warehouse and ±443 SF of office space
- > Existing spray booth
- > Fully sprinklered; evap cooled warehouse
- > Four grade level doors; Power: 200 amps, 3 Phase
- > LEASE RATE: \$0.59/SF GROSS

> FOR SALE OR LEASE  
Chandler, AZ  
Chandler Corporate Center IV - A Rockefeller Group Development



Paul Siczkowski / Rob Martensen / Phil Breidenbach

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

> FOR SALE OR LEASE  
Phoenix, AZ  
1710 E. Washington Street



Rob Martensen

- > ±36,556 square foot industrial building on 1.44 acres
- > ±2,500 square feet of office; large fenced yard/parking area
- > Clear height: 18'; Power: 800 amps
- > 3 grade level doors (12' x 14); double truckwell (with levelers)
- > Zoning: C-3, City of Phoenix; Parking: 20 surface spaces
- > Minutes to downtown Phoenix; close proximity to I-10, light rail

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



Paul Siczkowski / 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 or Sale

> 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 LEASE  
Phoenix, AZ  
SWC Buckeye Road & 71st Avenue - Liberty Logistics Center II



Rob Martensen

- > Building One: 90,000 SF available; 30' clear height - Existing
- > Building Two: 275,340 SF available; 36' clear height - Planned
- > Building Three: 173,926 SF available; 36' clear height - Existing
- > Building Four: 435,806 SF available for build-to-suit
- > ESFR sprinklers; 50' x 52' column spacing (60' speed bay)
- > Power: 3,600 amps, 277/480v; > LEED certified (anticipated)
- > R-30 roof deck insulation

> FOR SALE  
Tempe, AZ  
118 W. Julie Drive



Rob Martensen

- > ±2,566 square foot industrial building on 30,788 square feet of land
- > ±4,000 square feet of office; 100% A/C
- > Power: 800 amps/120-208v, 3p; 19.6' clear height
- > 2 grade level doors (12' x 12'); Zoning: LI, City of Tempe
- > Potential for fenced yard; fire sprinklered; high bay lighting
- > SALE PRICE: \$1,410,000 (\$112.21/SF)

> 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 Lease or Sale

> FOR SALE  
Phoenix, AZ  
2836 W. Durango Street



Rob Martensen

- > ±4,375 square foot industrial building
- > ±2,625 square foot office with yard on 2.03 acres
- > .88 acres of land can be sold separately
- > Five (5) 10' x 10' grade level doors
- > SALE PRICE: Submit offer

> FOR SALE OR LEASE  
Goodyear, AZ  
15836 W. Eddie Albert Way



Rob Martensen

- > Total project size: ±148,510 SF on ±34 acres
- > Heavy power
- > Zoning: I-2, Goodyear
- > ±3 miles to I-10
- > Building 1 is a 48,378 SF manufacturing facility
- > Building 2 is a 100,132 SF distribution facility
- > SALE PRICE: \$9,000,000
- > LEASE RATE: \$.25/SF NNN

> FOR LEASE  
Phoenix, AZ  
2915 E. Washington Street



Rob Martensen / Jim Keeley / Tyler Bush

- > ± 28,280 SF industrial distribution space, Suite 101A
- > Ceiling height: 20'; fully sprinklered; A-1 zoning, City of Phoenix
- > 2 truckwells; 1 grade level door - 6' x 10'
- > Column spacing: 40' x 40'; Power: 400a/270-480v 3p
- > LEASE RATE: \$.35/SF NNN

> FOR SALE  
Phoenix, AZ  
30 N. 20th Street & 1950 E. Adams Street



1950 E. Adams Street  
Phoenix, Ariz

30 N. 20th Street  
Phoenix, Ariz

Rob Martensen / Lindsey Carlson

- > 1950 E Adams St - .±79 acres (±34,500 SF)
- > 30 N 20th St - ±.23 acres (±9,801 SF)
- > Walking distance to light rail; Zoning: R-5, Phoenix
- > SALE PRICE (1950 E Adams St) - \$68,607 (\$7.00/SF)
- > SALE PRICE (30 N 20th St) - \$241,500 (\$7.00/SF)

# For Lease, Sale

## > IN ESCROW

Phoenix, AZ  
2245 E. Rose Garden Loop



Rob Martensen

- > ±24,575 square feet of land; fenced site
- > Mountain Shadow Industrial Park - Lot 7
- > Less than one mile to 101 freeway interchange at Cave Creek Road
- > Less than one mile to retail, restaurants, Costco
- > SALE PRICE: \$275,000

## > FOR SALE

Chandler, AZ  
6100 W. Gila Springs Place



Rob Martensen

- > Two (2) industrial/manufacturing condos for sale
- > ±4,019 SF for Suite 25; ±5,693 SF for Suite 27
- > ESFR sprinklers; 22' ceiling height
- > 2 grade level doors (12' x 14'); Power: 200a/277-480v 3p
- > Zoning: PAD, City of Chandler; Parking ratio: 2.28/1,000 SF
- > SALE PRICE: \$1,100,000 for both units

# RECENT TRANSACTIONS

## > SOLD

Gilbert, AZ

North Gateway - A Rockefeller Group Development



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

## > SOLD

Surprise, AZ

13770 W. Peoria Avenue



Rob Martensen / Paul Sieczkowski

- > ±51,000 SF on 4.5 acres; additional 4 acres to east for sale
- > 3 loading docks (10' x 12'); 1 oversized 20' x 14' overhead door
- > Power: 3,000 amps, 277/480v, 3p
- > 2,725 SF of office; 48,275 SF warehouse/production area

## > LEASED

Phoenix, AZ

2915 E. Washington Street



Rob Martensen / Jim Keeley / Tyler Bush

- > ± 50,400 SF industrial distribution space, Suite 104
- > Ceiling height: 28' - 30'; fully sprinklered
- > 5 truckwells; 1 grade level - 6' x 10'
- > Column spacing: 40' x 40'; Power: 400a/270-480v 3p
- > Zoning: A-1, City of Phoenix

## > SOLD

Mesa, AZ

6913 E. Rembrandt Avenue



Rob Martensen

- > ±4.5 acres
- > Zoning: LI, City of Mesa
- > One mile to 202 freeway interchange off of Power Road
- > Contractor owned lot. Will consider a sale of vacant land or a build-to-suit for sale or lease.
- > SanTan Commerce Center - Lot 3