

# GO | AZ AVE

**DELIVERING Q2 2023**  
**±181,655 SF CLASS A INDUSTRIAL**



**NEC ARIZONA AVE & RYAN RD | CHANDLER, AZ**

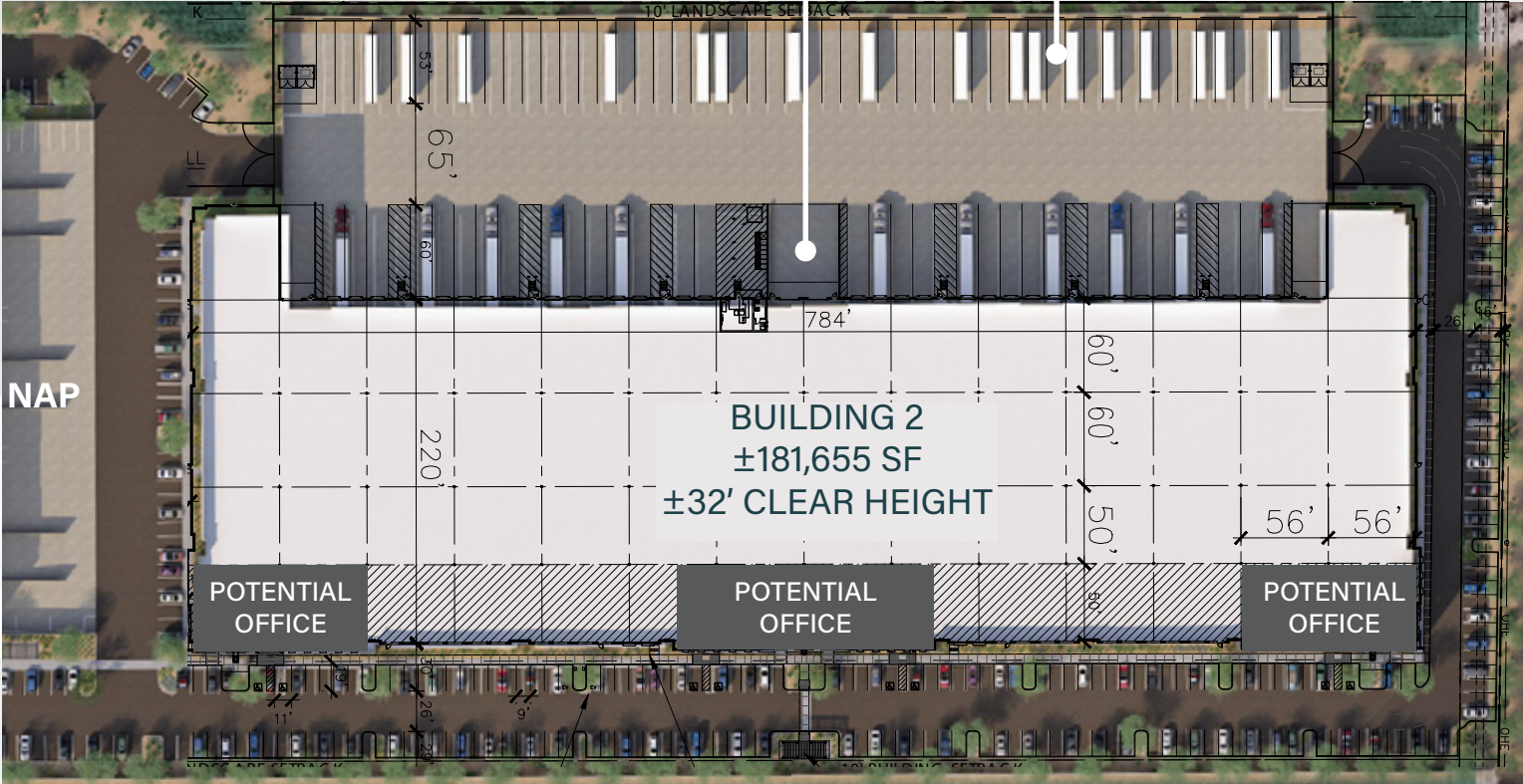


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# SITE PLAN & BUILDING FEATURES

32  
LOADING DOCKS

52  
TRAILER SPACES



## BUILDING FEATURES

SIZE	±181,655 SF
DIVISIBILITY	±50,000 SF
LOADING	Rear
BUILDING DEPTH	±220'
CLEAR HEIGHT	±32'
COLUMN SPACING	
Interior	50' x 56'
Speed Bay	60' x 56'
	60' x 56'
DOCK DOORS	32
DRIVE IN DOORS	4 - 12' x 14'
AUTO PARKING	212
OFF DOCK TRAILER PARKING	52



NOT TO SCALE  
ALL MEASUREMENTS ARE  
APPROXIMATE.

## PROJECT FEATURES

- **Zoning:** PAD (Light Industrial & Commercial)
- **Fire Protection:** ESFR Sprinklers
- **Slab on Grade:** 7" Strategically Reinforced
- **Insulation:** R-38

- **Truck Court:** Concrete, Fully Secured
- **Parking Ratio:** 1:17/1,000
- **Power:** 3,600 amps 277/480V

- **Break Areas:** Outdoor
- **Warehouse:** AC Ready
- **Office:** 3 Spec



# LOCATION HIGHLIGHTS



## CHANDLER, AZ AT A GLANCE



Continuous influx of highly qualified graduates from area colleges and universities



Top industries: aerospace, bioscience, financial services, high end technology, semiconductor and advance manufacturing





## INDUSTRIAL UNBOXED

Development strategies for industrial users which deliver unrivaled efficiency and workplace strategizes.

### DESIGN FOCUSED

Unmatched building amenities boosting employee productivity.

In today's competitive environment, employers need to differentiate themselves in order to recruit top talent. GO Industrial design decisions are human-centered. Our facilities enhance employee engagement, reduce absenteeism, lower healthcare costs, and improve the recruitment and retention of top talent.

### LOCATIONALLY DRIVEN

Site selections driven by infill locations in heavy employment corridors.

In-demand locations create high barriers to entry for buyers and developers, thus requiring a creative solution to source and acquire these opportunities. GO Industrial provides logistics solutions for businesses feeding the demand of these growing populations.

### RAISING STANDARDS

Delivering a new level of Class A product to an evolving market.

Our buildings are constructed to support e-commerce and logistic uses with industry-leading clear heights, expandable power, fully insulated and air-conditioning ready. To support building longevity and reduce operating expenses building slabs, truck courts and roof systems are thoughtfully engineered and constructed. Our spec office improvements allow for near immediate tenant occupancy and break the mold of the dated warehouse office environment, offering higher end finishes, open workplaces and health focused workout and break areas.

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