

GO | **AZ
AVE**

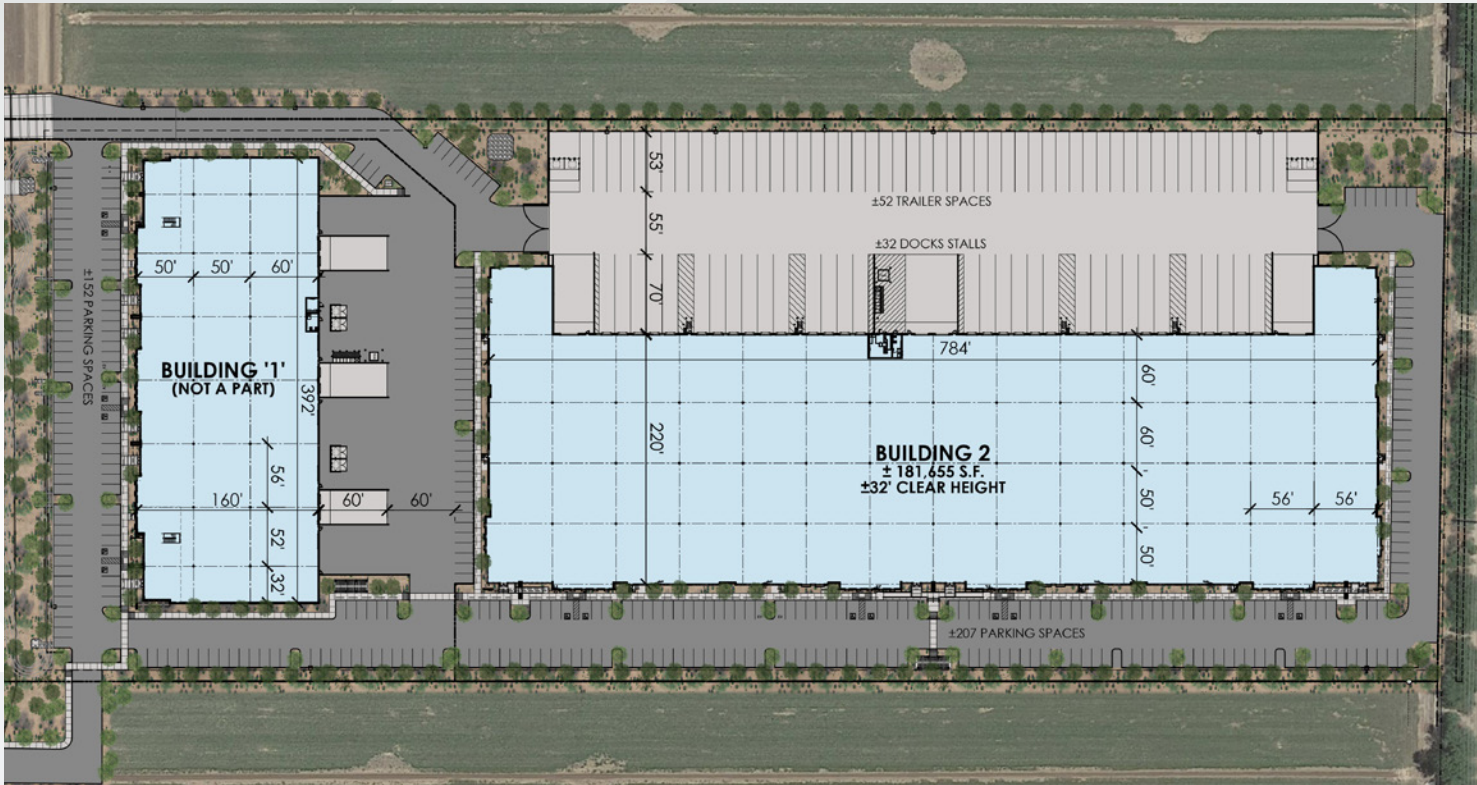
DELIVERING SEPT 2024
±181,655 SF CLASS A INDUSTRIAL

2377 S ARIZONA AVE | CHANDLER, AZ



CBRE

SITE PLAN & BUILDING FEATURES



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	207
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:** .94/1,000
- **Power:** 3,600 amps 277/480v (SES) with ability to expand up to 7,200 amps 277/480v
- **Break Areas:** Outdoor
- **Warehouse:** AC Ready
- **Office:** ±3,300 SF of Spec Office

LOCATION HIGHLIGHTS



CONSTRUCTION PROGRESS

Population
828,078 IN 10 MILE RADIUS

Education
50.8% COLLEGE OR ADVANCED DEGREE

Average HH Income
\$106,748

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, operators need to differentiate themselves with efficient building and amenity design that delivers not only an aesthetically pleasing concept, but also a highly functional overall site configuration.

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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