



AVAILABLE FOR SALE OR LEASE

Queen Creek Road + McQueen Road — Chandler, Arizona



3 Buildings totaling **437,547 SF** — *Best-In-Class Infill Space*
±300,010 SF Available | Divisible from ±42,120 SF

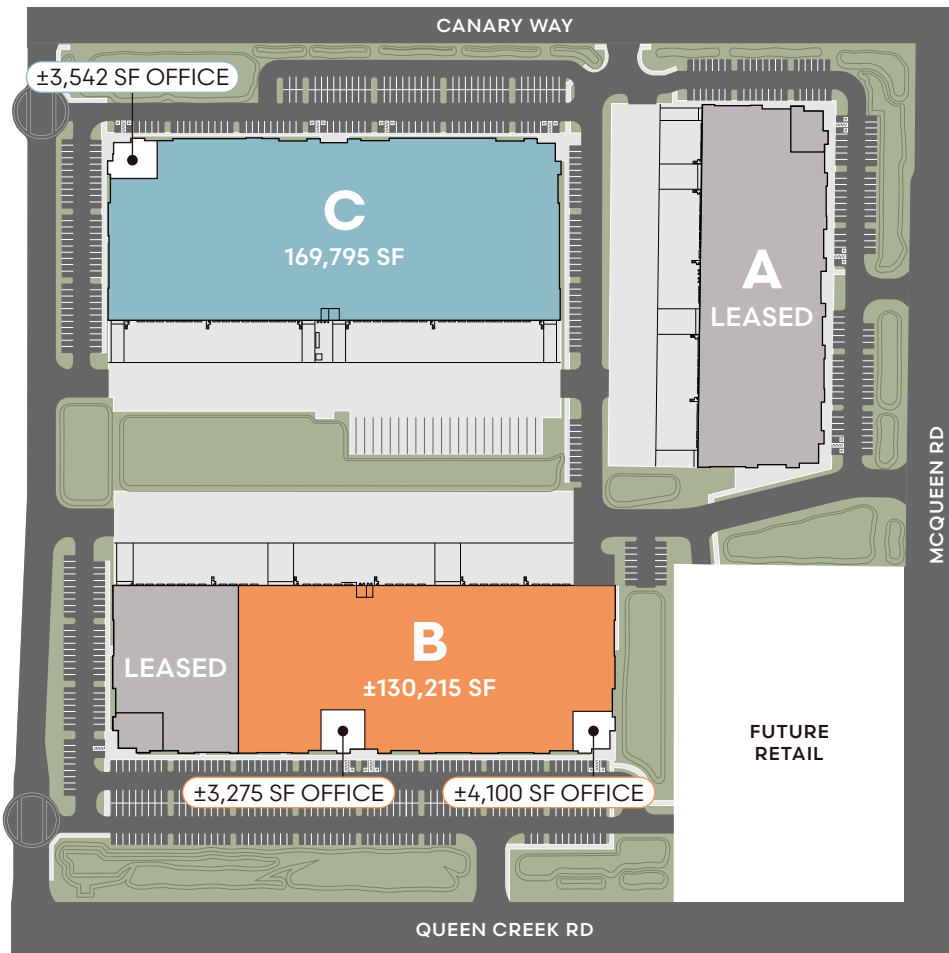


CLICK OR
SCAN TO VISIT
THE WEBSITE



QUEENS CROSSING

Queens Crossing offers a best-in-class, state-of-the-art industrial property featuring private, full concrete truck courts and reinforced slabs. Situated in a recognizable and easily accessible location, this opportunity is an ideal choice for businesses seeking superior logistics and advanced manufacturing infrastructure in a high barrier-to-entry submarket.



Click or scan for
building cut sheets



LEASED
BUILDING
A

BUILDING
B

BUILDING
C

ADDRESS	2950 S. McQueen Rd.	800 E. Queen Creek Rd.	850 E. Queen Creek Rd.
BUILDING SIZE	94,072 SF	173,680 SF	169,795 SF
AVAILABLE	0 SF	±43,420 SF - ±130,215 SF	±42,120 SF - ±169,795 SF
OFFICE	±3,270 SF	±3,275 SF & ±4,100 SF	±3,542 SF
YARD SIZE	1.5 acres	2 acres	2.3 acres
CLEAR HEIGHT	32'	32'	32'
POWER	3,000 AMPs	3,000 AMPs	3,600 AMPs
DOCK DOORS	24 (9'x10')	20 (9'x10')	34 (9'x10')
GRADE DOORS	6 (12'x14')	6 (12'x14')	4 (12'x14')
TRUCK COURT DEPTH	130' (Private)	135' (Private)	130'-190' (Private)
BUILDING DIMENSIONS	520' x 180'	720' x 240'	648' x 260'
COLUMN SPACING	52' x 60' 60' speed bay	60' x 60' 60' speed bay	54' x 60' 70' speed bay
SPRINKLERS	ESFR K16.8	ESFR K16.8	ESFR K16.8
PARKING	115 auto stalls	306 auto stalls	242 auto stalls 23 trailer stalls
SLAB	7" reinforced	7" reinforced	7" reinforced
ROOF TYPE	60 mil TPO	60 mil TPO	60 mil TPO
AIR CONDITIONING	Fully AC (80°F warehouse setpoint)	Fully AC (80°F warehouse setpoint)	Fully AC (80°F warehouse setpoint)
ZONING	PAD (Light Industrial & Office Business Park)	PAD (Light Industrial & Office Business Park)	PAD (Light Industrial & Office Business Park)



Chandler, Arizona offers strong connectivity, market access and is home to strong occupiers:

CONNECTIVITY

-  Strategic location in Phoenix metro area
-  Access to major highways (I-10, US-60, Loop 101, Loop 202)
-  Proximity to Phoenix Sky Harbor International Airport

MARKET ACCESS

-  Part of Greater Phoenix market (~5 million population)
-  Access to skilled workforce from nearby universities: ASU, ASU Polytechnic, and Chandler-Gilbert Community College
-  Proximity to major markets in California, Nevada, Mexico

BEST IN CLASS

-  Turnkey space with spec suites, warehouse A/C & lighting
-  Private, secured truck courts & Yards
-  Heavy parking and power

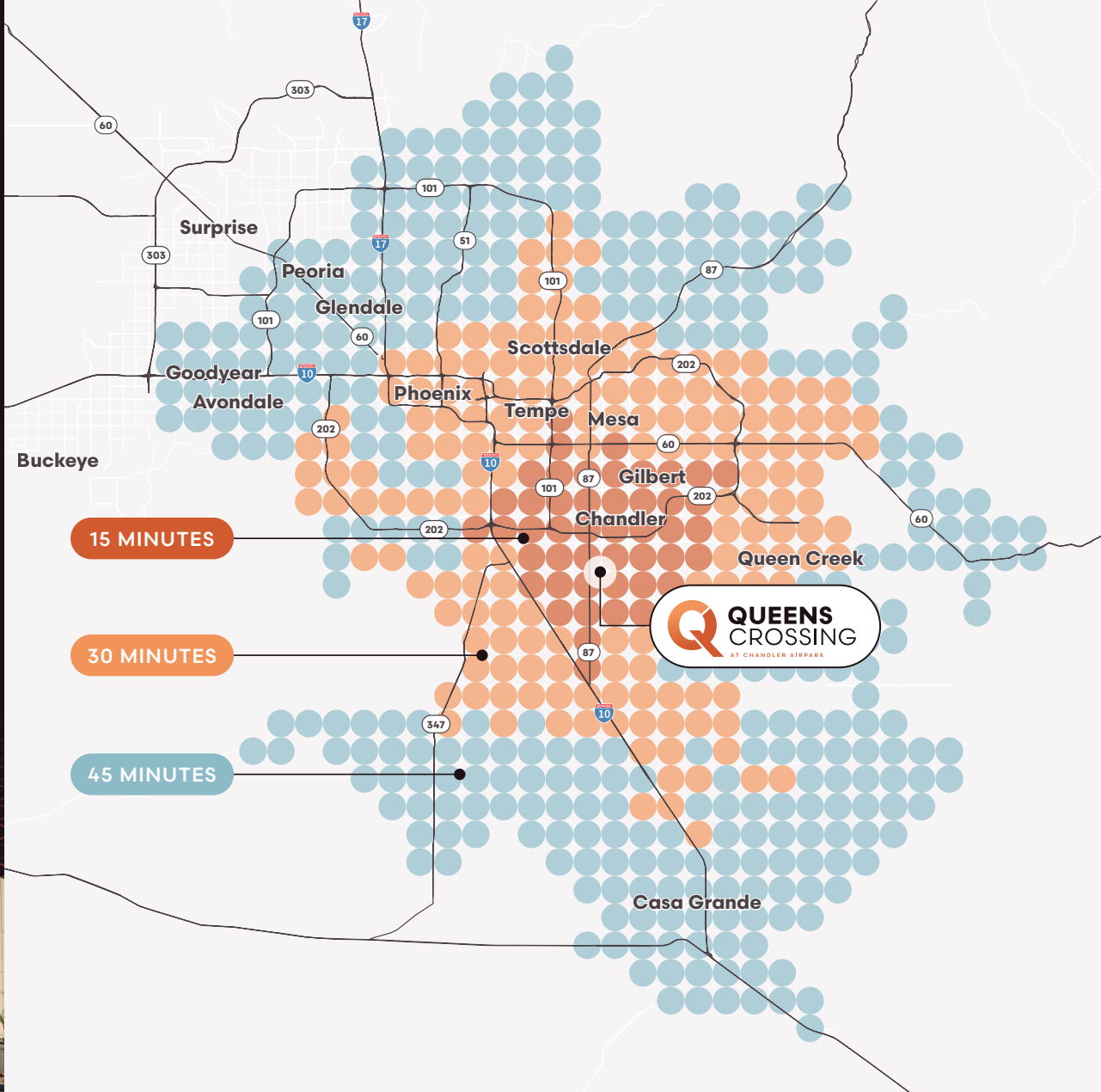
QUEENS CROSSING is located in one of the fastest growing urban centers in the nation built on innovation and technology with an abundant educated workforce within a 30-minute commute to the site and in close proximity to food and retail amenities.

15
MIN.

30
MIN.

45
MIN.

TOTAL POPULATION	492,618	1,958,031	3,761,556
LABOR FORCE POPULATION	276,984	1,070,839	1,999,726
MEDIAN HOUSEHOLD INCOME	\$112,156	\$89,194	\$85,276
COLLEGE EDUCATED	60.1%	51.3%	46.9%



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