



JACKSONSHAW

LAPOUR

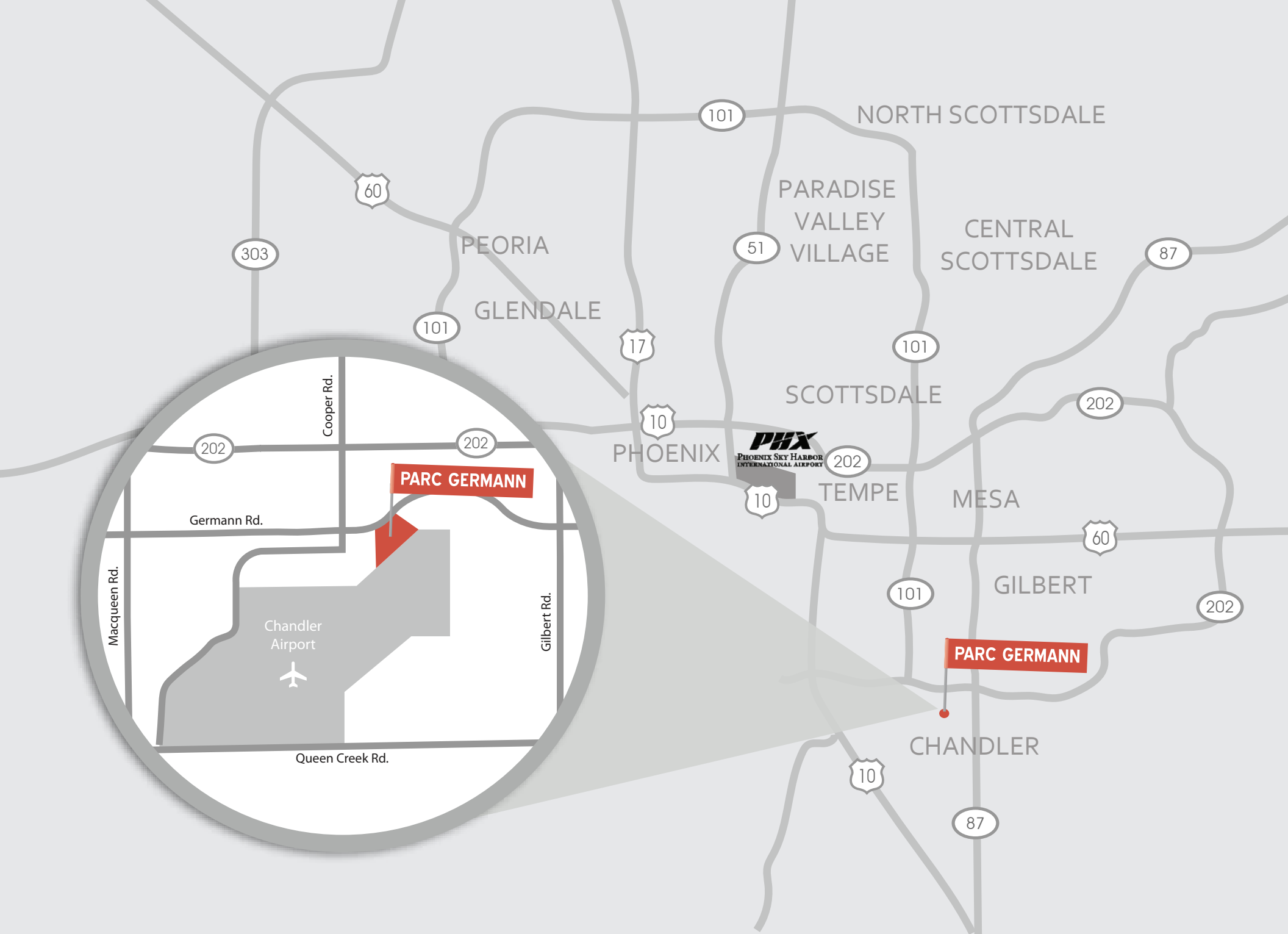
2-BUILDING | UP TO 224,471 SF

SUPERIOR CLASS-A INDUSTRIAL

DELIVERY 1 QTR 2020

PARC  GERMANN  
CHANDLER, ARIZONA







# Forbes

Named Chandler  
#1 in the 10 Best U.S. Cities to Live In  
and Best Place To Find a Job in 2018

2.6% Job Growth  
3.8% Unemployment  
2.63% Population Growth



## DIVISIBLE

Buildings are easily divisible into a variety of suite sizes and loading configurations, offering flexibility in meeting a diverse range of tenant demands



## DESIGN

Offering a front loaded building featuring true dock high space with potential for outside storage. Full concrete truck court.

## OVERVIEW

Parc Germann is 224,471 square feet of Class-A, flexible industrial space in two (2) state-of-the-art buildings, accommodating office, showroom, manufacturing, distribution, assembly and a variety of other industrial uses.

Situated on 16 acres, Parc Germann is strategically located in Chandler - Arizona's fastest growing city and the Innovation and Technology HUB of the Southwest. Directly backing Chandler Municipal Airport, Parc Germann's prime location within the Airpark district offers convenient access to Loop 202, which connects to major north-south thoroughfares, as well as close proximity to a wide range of amenities.



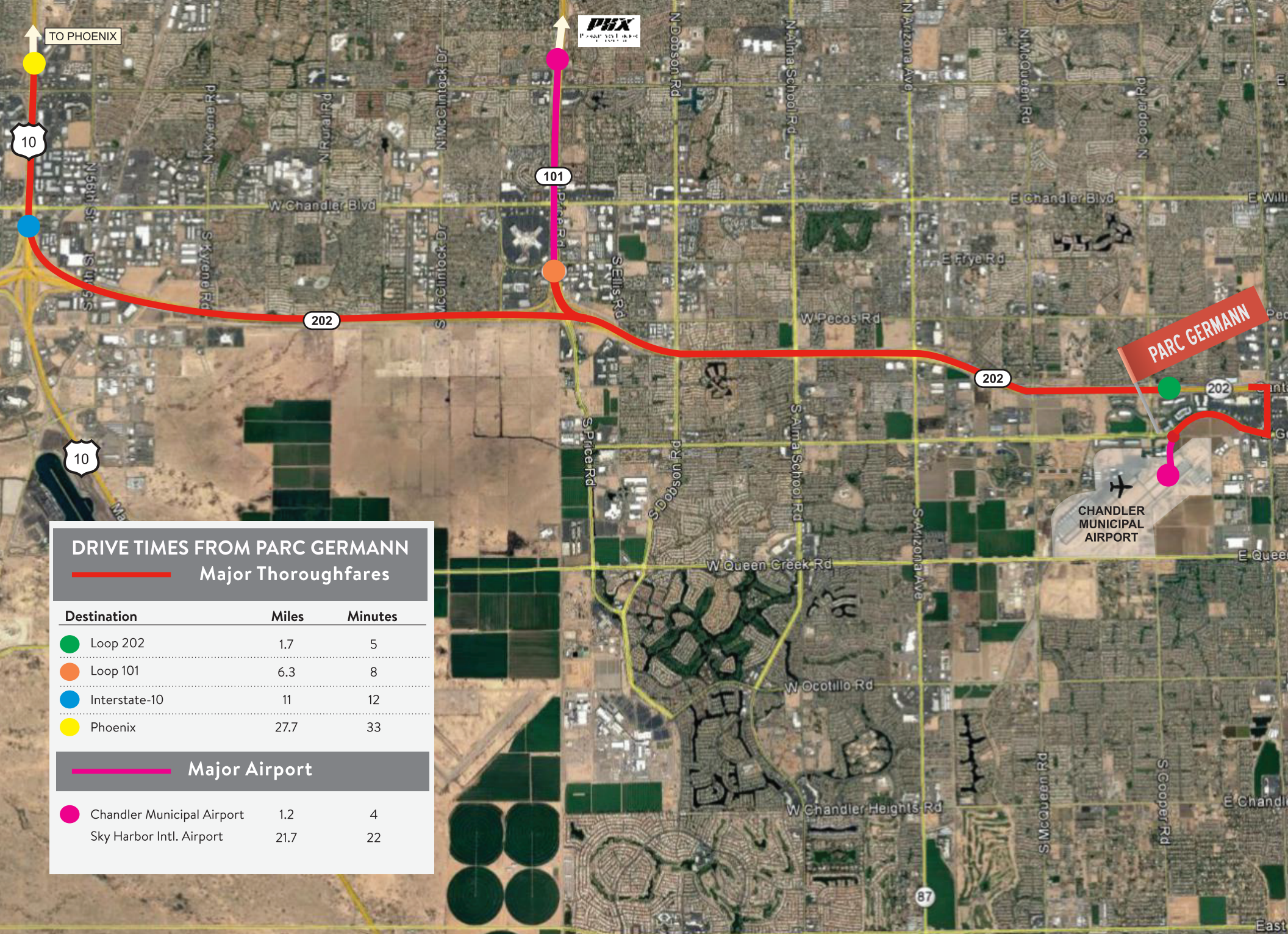
## PARC GERMANN

## BLDG. A

## BLDG. B

## TOTAL

TOTAL SQUARE FEET:	92,261	132,210	<b>224,471 SF</b>
AVAILABLE SQUARE FEET:	36,127	132,210	<b>168,337SF</b>
BUILDING CONFIG:	Rear Load	Front Load	
DIMENSIONS:	128'-178' x 630'	158' x 844'	
CLEAR HEIGHT:	28'	28'	
FIRE PROTECTION:	ESFR	ESFR	
TRUCK COURT:	175' (Shared Concrete)	175' (Shared Concrete)	
DOCK DOORS:	26	36	
DRIVE-IN DOORS:	8	6	
TYPICAL COLUMN SPACING:	52' x 50'	52' x 52'	
CAR PARKING	1.2/1,000	1.2/1,000	
POWER:	2,500 amps	3,000 amps	



**DRIVE TIMES FROM PARC GERMANN**  
Major Thoroughfares

Destination	Miles	Minutes
● Loop 202	1.7	5
● Loop 101	6.3	8
● Interstate-10	11	12
● Phoenix	27.7	33

Major Airport		
● Chandler Municipal Airport	1.2	4
● Sky Harbor Intl. Airport	21.7	22



**PARC GERMANN**

**CHANDLER  
MUNICIPAL  
AIRPORT**



## Restaurants

- 1 Panera
- 2 Chick-Fil-A
- 3 In-N-Out
- 4 Olive Garden
- 5 YC's Mongolian Grill
- 6 Cold Stone Creamery
- 7 Rubio's Costal Grill
- 8 Slim Chickens
- 9 Starbucks
- 10 Jamba Juice
- 11 My Pie Pizza
- 12 Panda Express
- 13 Chipotle Mexican Grill
- 14 Subway
- 15 Wingstop
- 16 Red Lobster
- 17 Osaka Japanese Steakhouse
- 18 Poke Hale
- 19 Café Zupas
- 20 Chili's Grill & Bar
- 21 Texas Road House
- 22 Denny's
- 23 Wendy's
- 24 Carl's Jr
- 25 El Pollo Loco
- 26 Native Grill & Wings
- 27 McDonald's
- 28 Jogoya Sushi
- 29 Firehouse Subs
- 30 Provision Coffee Bar
- 31 Moreno's Mexican Grill
- 32 Sauce Pizza & Wine
- 33 Jersey Mike's Subs
- 34 Wildflower Bread Co.



## Services

- 35 Arco
- 36 Chase Bank
- 37 FedEx
- 38 Bank of America
- 39 Shell
- 40 Jackson's Car Wash
- 41 Arizona Bank & Trust



## Entertainment

- 42 CrossFit
- 43 Harkins Theatres
- 44 LA Fitness



## Retail

- 45 Home Depot
- 46 Burlington
- 47 Walmart
- 48 Staples
- 49 Pier 1
- 50 Michaels
- 51 Ross
- 52 Target
- 53 T.J. Maxx
- 54 Hobby Lobby
- 55 J.C. Penney

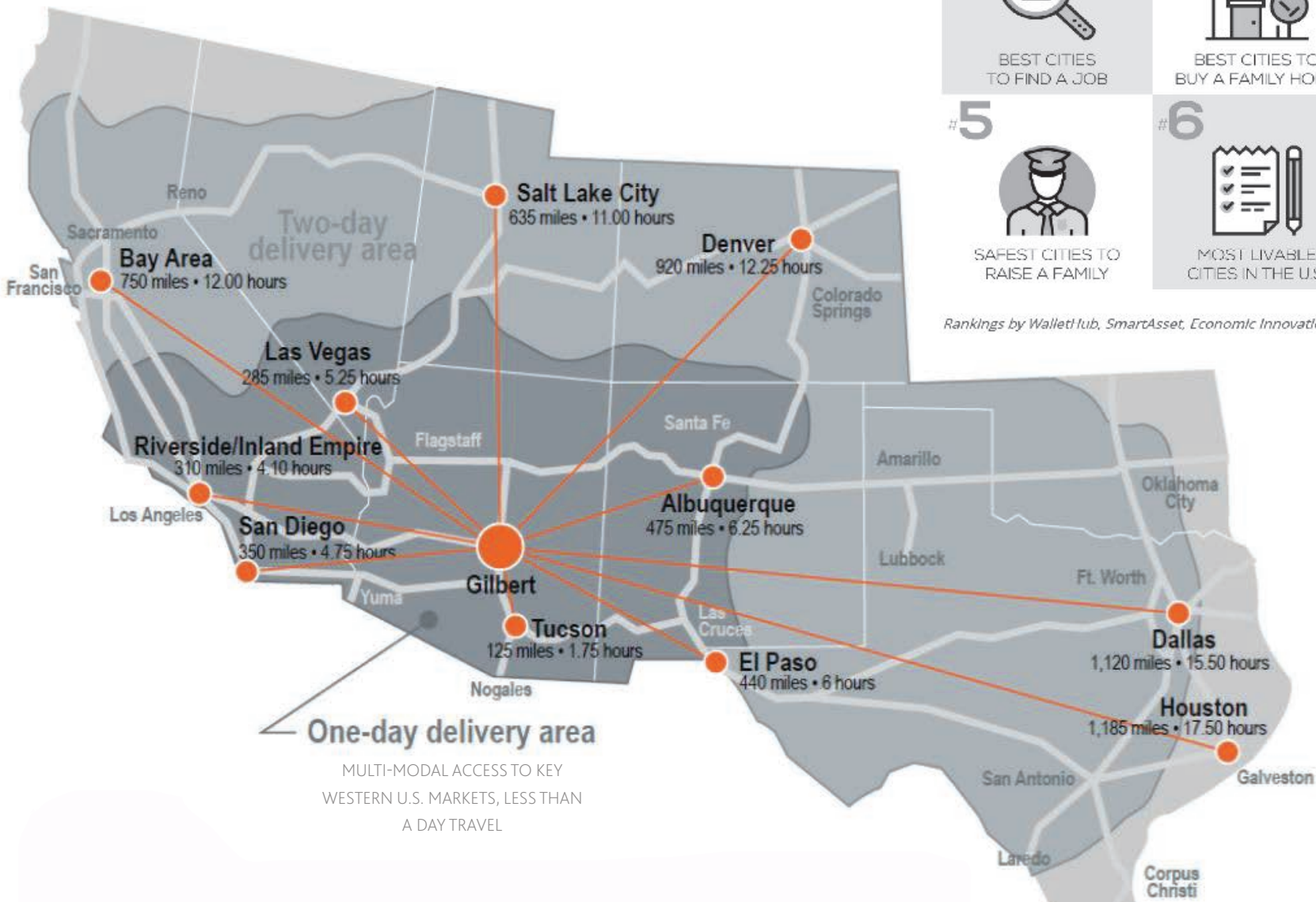




# CHANDLER ARIZONA

## // FASTEST GROWING CITY IN ARIZONA

Considered the Innovation and Technology Hub of the Southwest, the city of Chandler, suburb of the Phoenix MSA, is located in the southern half of Arizona, in Maricopa County.



## NATIONWIDE COMMUNITY RANKINGS (2017-18)



Rankings by WalletHub, SmartAsset, Economic Innovation Group, and GoodCall

# CHANDLER AIRPARK SUBMARKET

Anchored by **Chandler Municipal Airport** and situated along the Loop 202 SanTan Freeway, the **Chandler Airpark Submarket** is a **nine-square-mile area** that features **quality business parks offering a wide range of real estate choices**. The area strategically includes retail, planned hotels and entertainment amenities.



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