

FOR SALE

Chandler Airpark Business Center

CHANDLER, ARIZONA



INVESTMENT HIGHLIGHTS

- › ±23.5 Acres with Aeronautical Permitted Uses
- › Industrial Airpark with Direct Airport Access
- › “Through-The-Fence” access to the runway
- › 18 Taxiway Lots with Fee Simple Private Ownership
- › Private Aircraft Fuel Facility
- › Plans approved by the City of Chandler
- › Queen Creek Rd. to be improved to six (6) lanes by the City of Chandler
- › Call for pricing



AIRPORT PROPERTY
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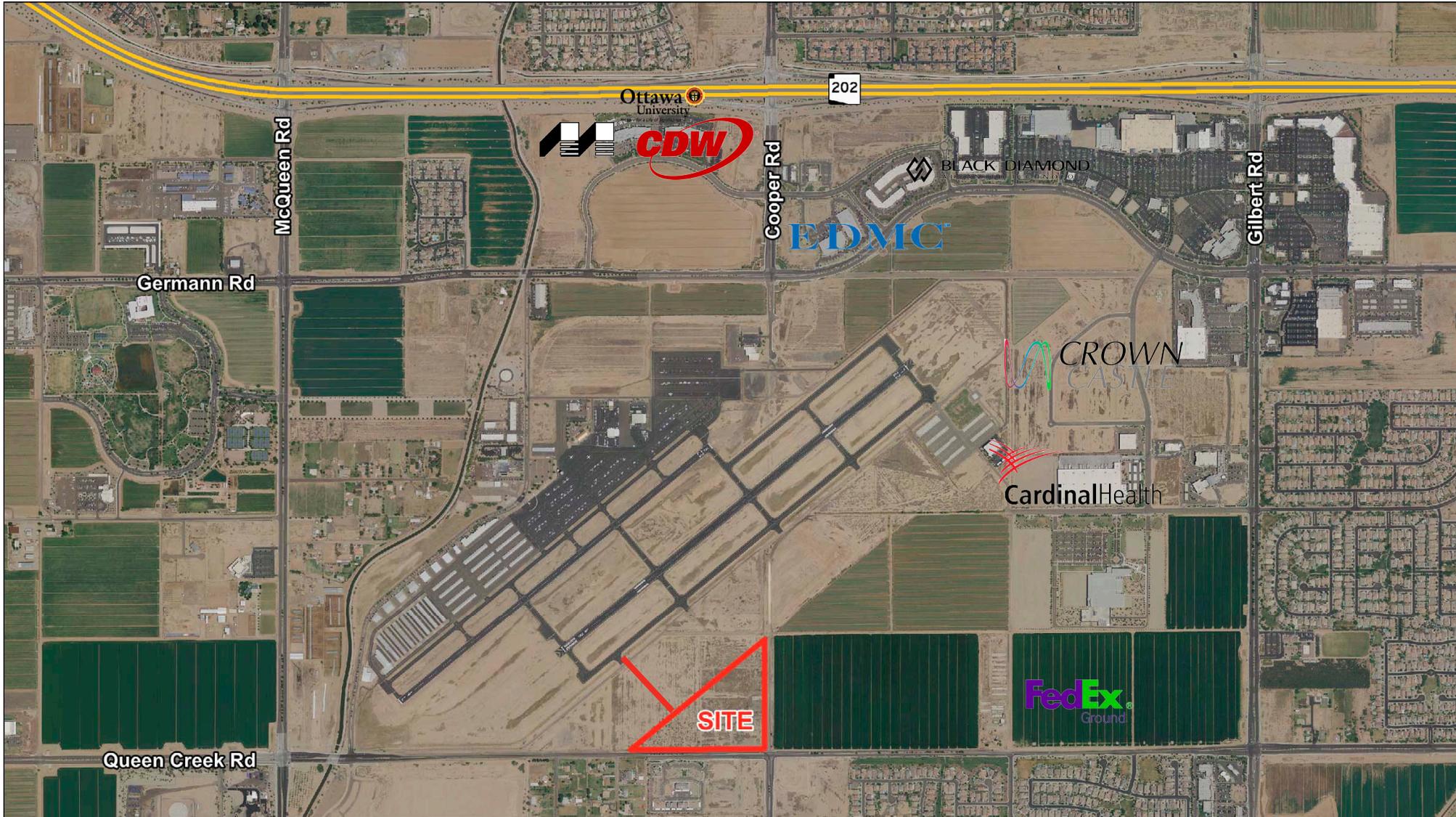
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Chandler Airpark Business Center > Aerial Map



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Chandler Airpark Business Center > Location Overview



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PROPERTY DESCRIPTION – The Site contains ±23.59 acres and will consist of approximately 18 lots ranging from ±19,011-103,047 square feet in size. The Site is bordered by Cooper Road on the East and Queen Creek Road on the South. It is located within the Chandler Airpark Area Plan (CAAP), and zoned AG-1. The site is identified in the CAAP as “Commercial/Office/Business Park (Taxiway Access)”.

AIRPORT ACCESS – Uniquely located directly adjacent to the Chandler Municipal Airport with quick and easy access to its runways. With a property line shared with that of the Airport, Chandler Airpark Business Center is designed for direct accessibility to the airport runways. Aircraft will travel from the Business Center on a private taxi lane, through a secured gate to enter onto the runway. Fee simple ownership with runway access.

FREEWAY PROXIMITY – Conveniently located near the Loop 202 freeway. Full diamond interchanges from the Loop 202 (available at McQueen and Gilbert Roads) provide quick and easy access to Chandler Airpark Business Center.

THRIVING BUSINESS DISTRICT – Chandler Airpark Business Center is the cornerstone to this 9 square mile master-planned business park in and around Chandler Municipal Airport. The area is thriving with business growth and resourceful investment by major commercial developers. The City’s Economic Development Department has particular focus on the Airpark with a goal of creating 25,000 jobs in this designated Enterprise Zone.

AMENITIES – Over one million square feet of retail is located within one mile of the Chandler Airpark Business Center, offering a variety of restaurants and stores.

CORPORATE NEIGHBORS – EDMC, FedEx, Crown Castle, Cardinal Health, CDW Corporation, Ottawa University, Marvell Semiconductors, and Black Diamond Advanced Technologies.



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