



EMERALD ON 87

2375 S ARIZONA AVE | CHANDLER, AZ

FOR LEASE

±70,000 SF Class A Industrial



A·C·R·E·S
ARIZONA COMMERCIAL REAL ESTATE SERVICES

FAMILY OWNED AND OPERATED

CBRE

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BUILDING FEATURES



SUITE 1 – ±25,500 SF
SUITE 6 – ±16,500 SF



SPEC OFFICE:

- ±6,000 SF two-story office on end-caps
- High end finishes



A/C: 100% air-conditioned



HEAVY POWER: 3,000 amps 277/480v



CLEAR HEIGHT: ±24'



TRUCKWELL DOORS & GRADE-LEVEL DOORS



FRONTAGE on Arizona Avenue

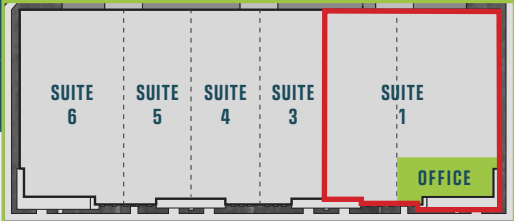


±1.5 MILES TO LOOP 202

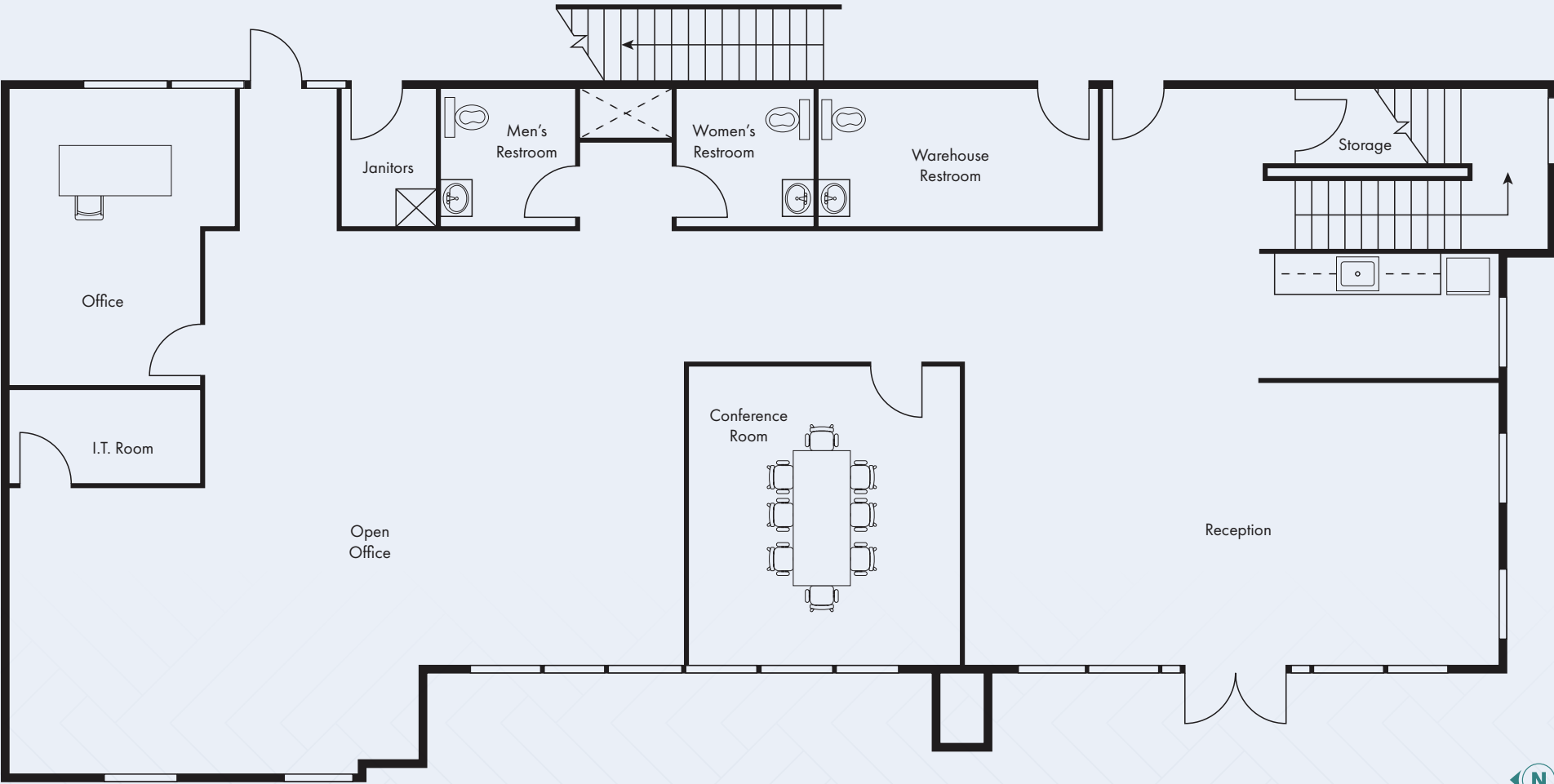
Full diamond interchanges along the Loop 202 at Arizona Ave, Alma School Rd, and McQueen Rd

FLOOR PLANS

SITE KEY

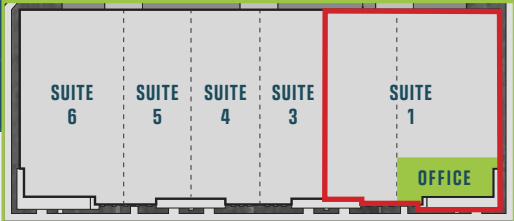


SUITE 1 | FIRST FLOOR

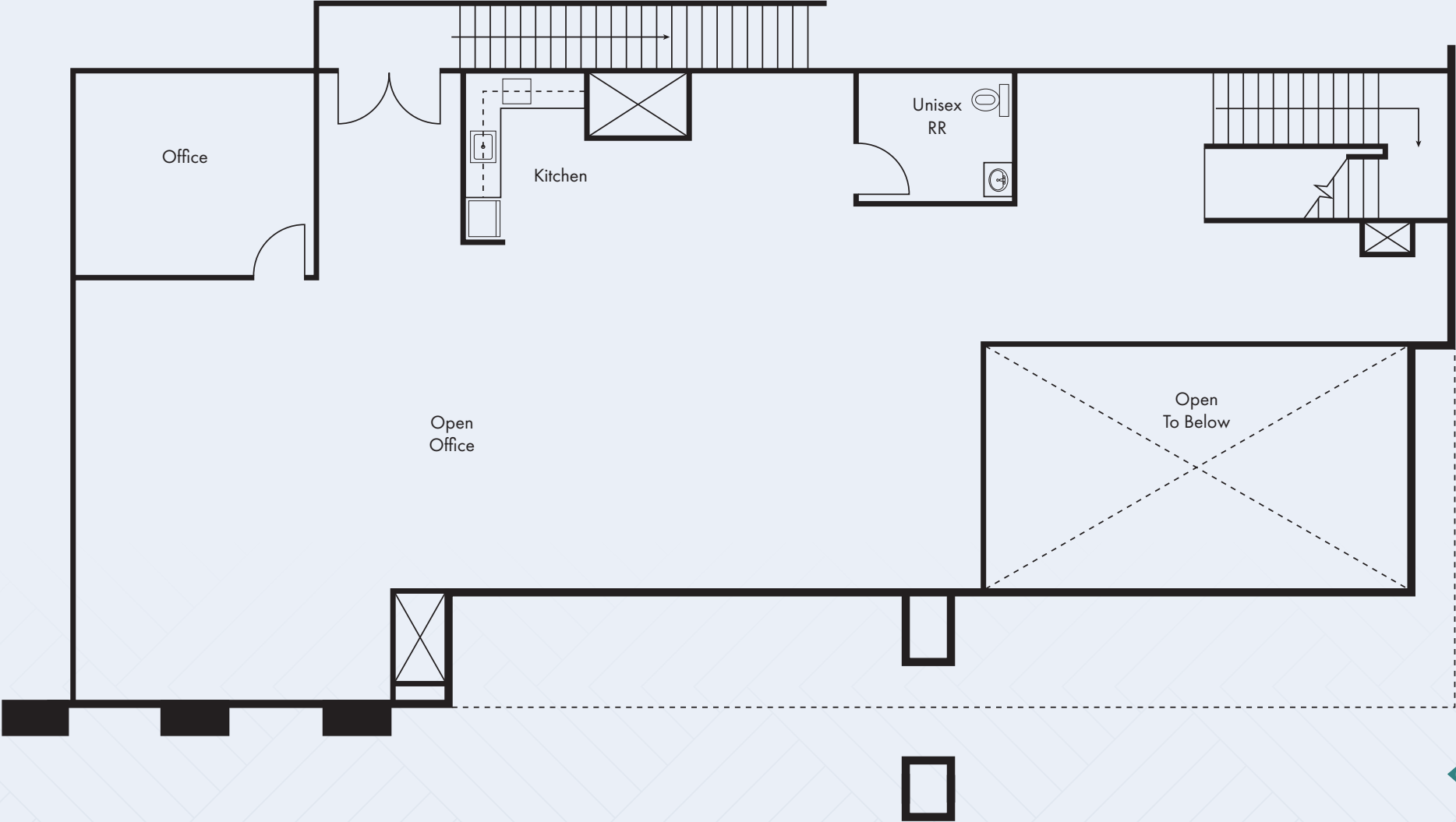


FLOOR PLANS

SITE KEY

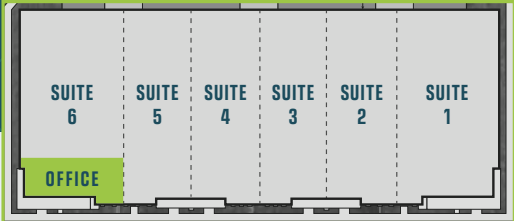


SUITE 1 | MEZZANINE

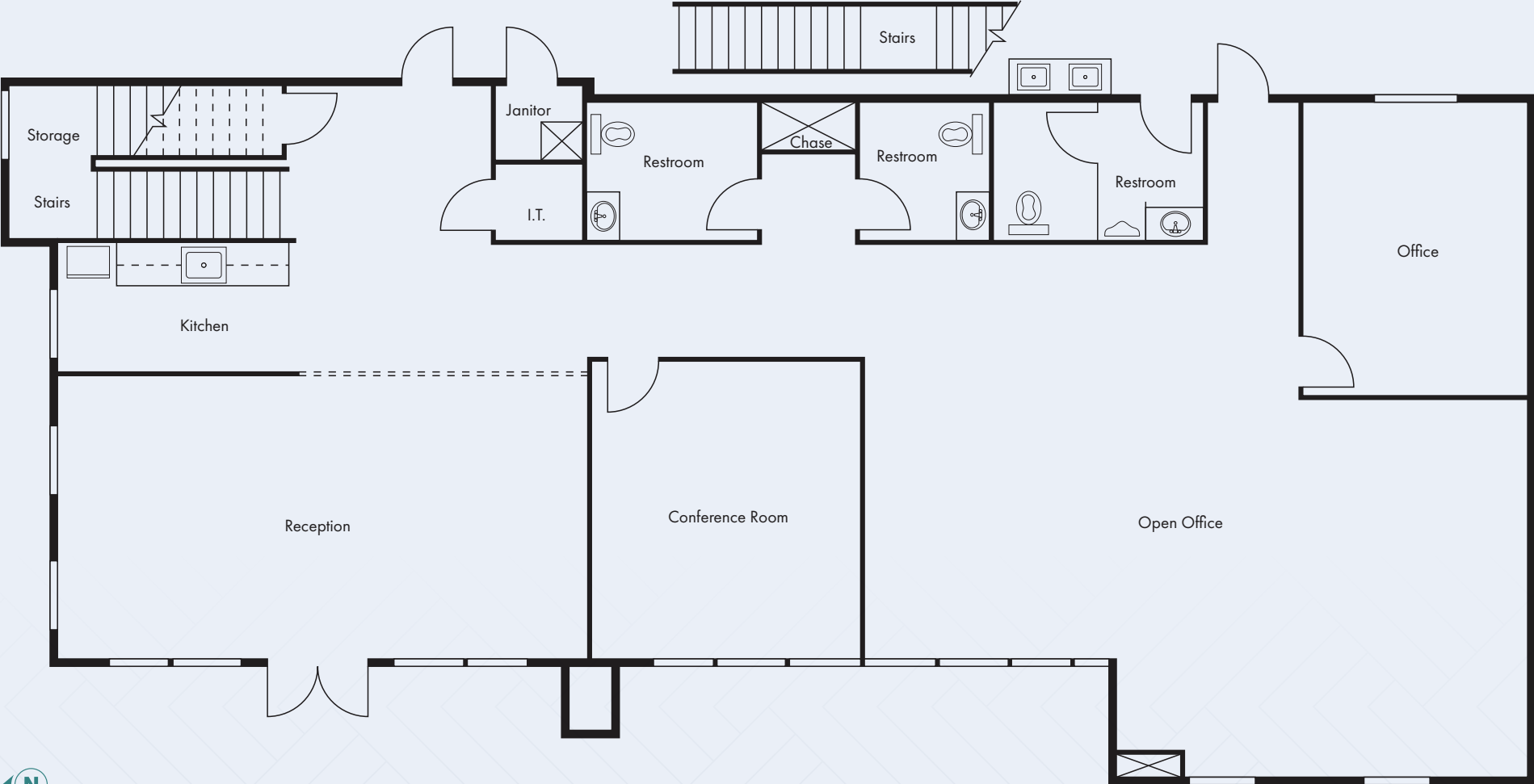


FLOOR PLANS

SITE KEY

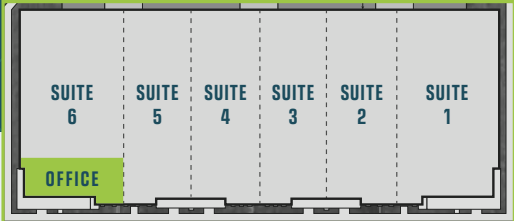


SUITE 6 | FIRST FLOOR

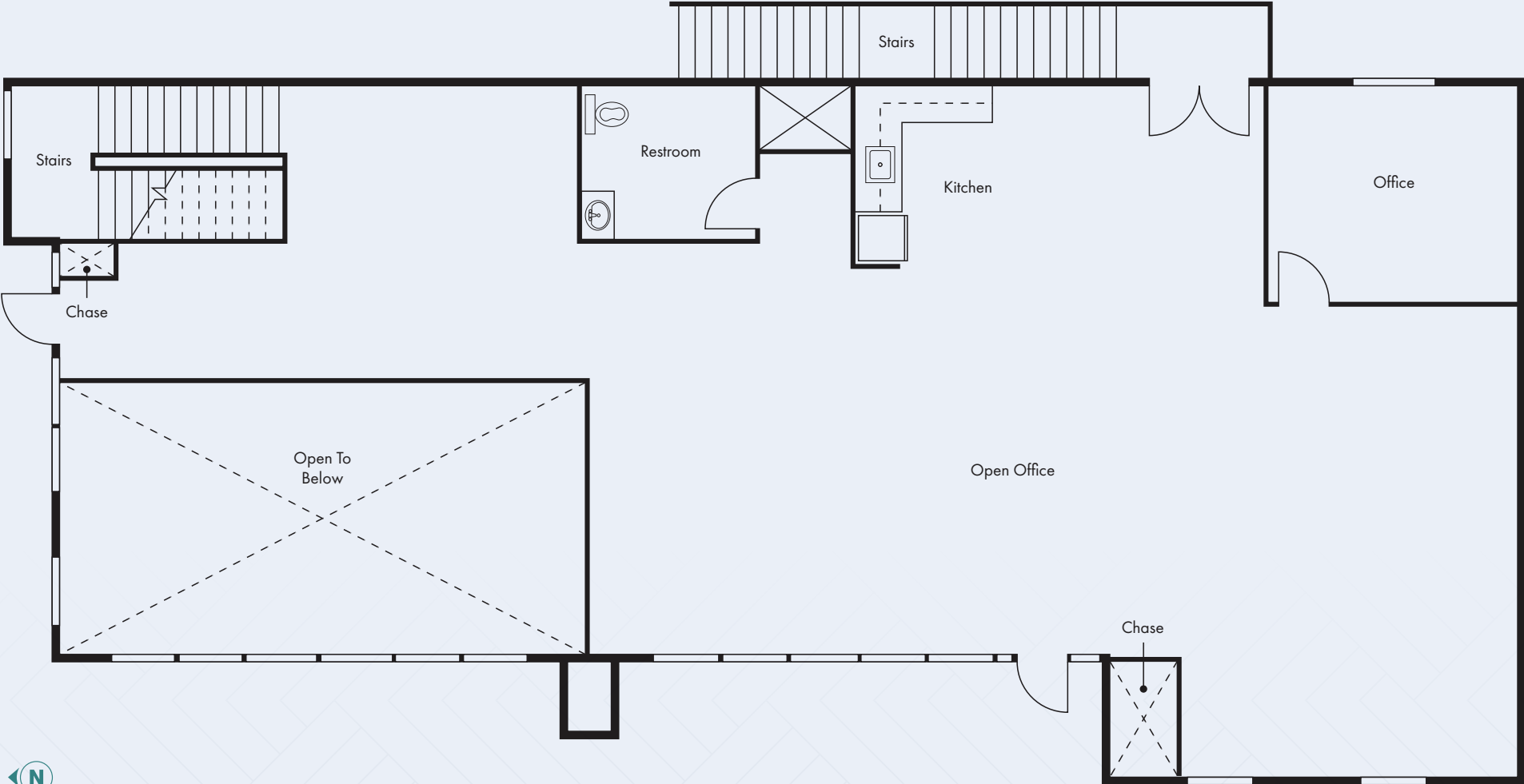


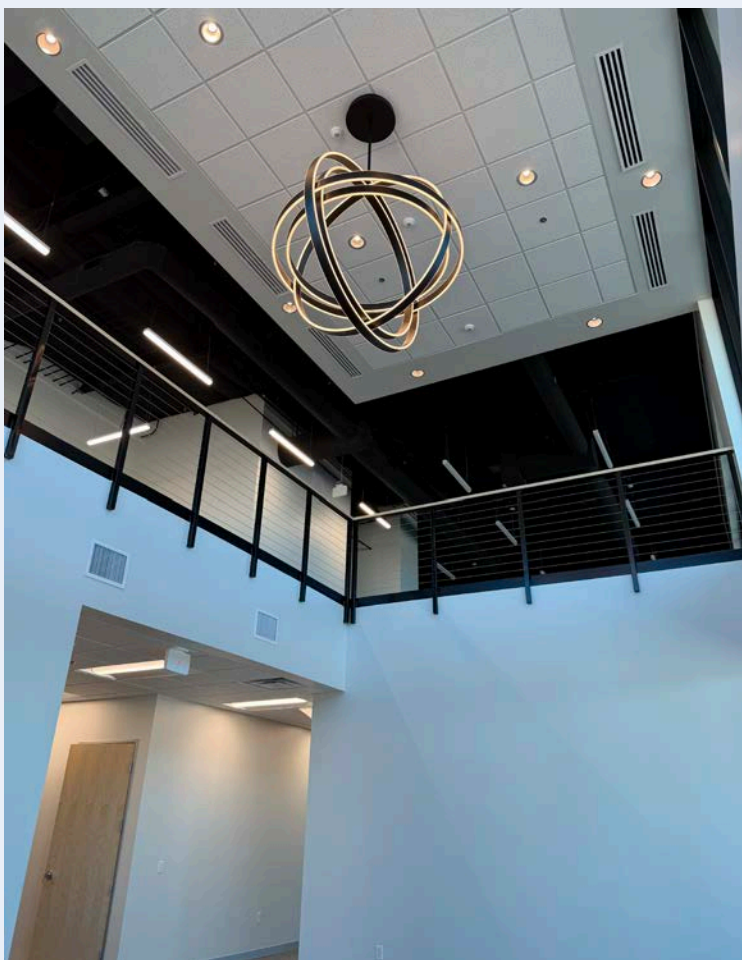
FLOOR PLANS

SITE KEY



SUITE 6 | MEZZANINE





EMERALD ON 87



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AREA OVERVIEW

CHANDLER



DEMOGRAPHICS

- **POPULATION:**
828,078 in 10-mile radius
- **EDUCATION:**
50.8% college or advanced degree
- **AVERAGE HH INCOME:**
\$106,748



TOP INDUSTRIES:

Aerospace, bioscience, financial services, high-end technology, semiconductor, and advanced manufacturing



CONTINUOUS INFLUX of highly qualified graduates from area colleges and universities



FOR MORE INFORMATION, PLEASE CONTACT:

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