



AT THE CENTER OF EVERYTHING



MIXED-USE DEVELOPMENT OPPORTUNITY

SSWC Gilbert Rd & Germann Rd
Chandler, Arizona
±5 Acres

TODD NOEL, CCIM

DIR +1 602 222 5190

todd.noel@colliers.com

KYLE CAMPBELL

DIR +1 602 222 5062

kyle.campbell@colliers.com

MICHAEL MARSH

DIR +1 602 222 5177

michael.marsh@colliers.com

AT THE CENTER OF EVERYTHING

The intersection of Gilbert Road and Ryan Road is located in the Chandler office submarket of Greater Phoenix. Chandler is one of the fastest-growing areas in metro Phoenix, led by technology firms such as Intel, Orbital and Microchip Technology, as well as financial companies such as Bank of America and Wells Fargo. Nearby developments include single-tenant projects occupied by Isagenix, Orbital ATK and Wells Fargo in addition to over 1 million square feet of Class A office space.

FOR SALE OR
GROUND LEASE
±5 ACRES

- Outstanding office and retail mixed use development site
- Flexible design that allows for a variety of creative development options
- Exceptional location that is bordered by three arterials — Gilbert Road, Ryan Road and Stearman Drive
- Multiple means of ingress and egress
- Convenient & easy freeway access to Loop 202
- Located one-half mile south of a full diamond interchange
- Within the Village Core of Chandler Airport
- In close proximity to an abundant supply of retail amenities as well as executive and worker housing
- Over 1,200,000 SF of retail within walking distance of site
- In the center of one of the fastest growing labor pools throughout metropolitan Phoenix





LOT 2:
±5 ACRES



PRICING & RATE
NEGOTIABLE



LOCATED 1/2 MILE
SOUTH OF LOOP 202



SURROUNDED BY
RETAIL AMENITIES





MIXED-USE DEVELOPMENT OPPORTUNITY

SSWC GILBERT RD & GERMANN RD | CHANDLER, AZ

FOR LEASING
INFORMATION,
PLEASE
CONTACT:

TODD NOEL, CCIM

SR EXECUTIVE VICE PRESIDENT
DIR +1 602 222 5190
todd.noel@colliers.com

KYLE CAMPBELL

ASSOCIATE VICE PRESIDENT
DIR +1 602 222 5062
kyle.campbell@colliers.com

MICHAEL MARSH

ASSOCIATE VICE PRESIDENT
DIR +1 602 222 5177
michael.marsh@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This document is the copyrighted property of Colliers International and/or its licensor(s). © 2020. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.