45,117 SF FREESTANDING INDUSTRIAL

BUILDING WITH YARD



FOR LEASE

2060 S DOUGLAS DRIVE | CHANDLER, AZ

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PROPERTY FEATURES

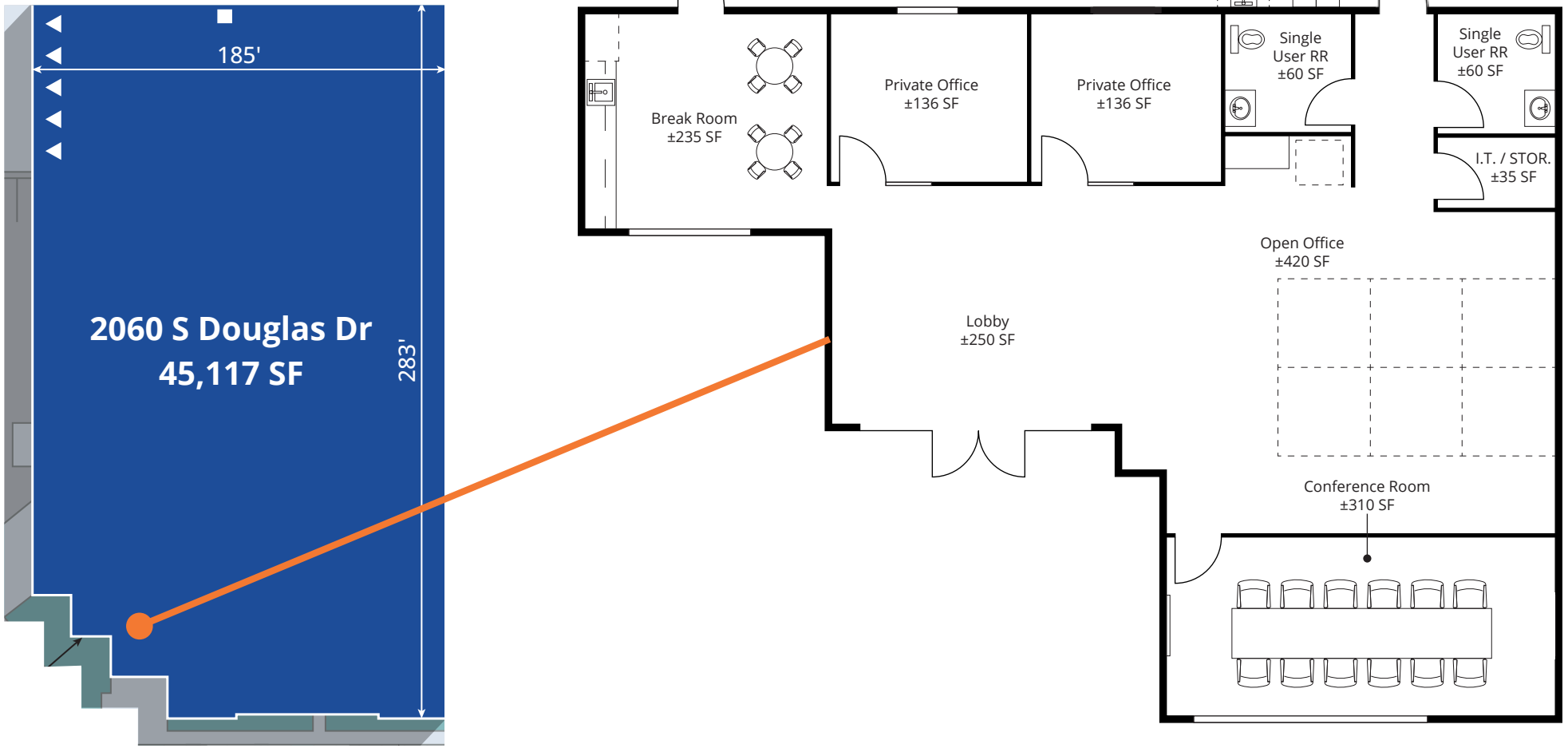
- » Building size: ±45,117 SF freestanding
- » Spec Office ±2,300 SF
- » Lot Size: ±3.92 Acres
- » Clear height: ±28′
- » Power: 1,500 amps 480v
- » Floor: 6″ unreinforced 4,000 psi
- » (5) 9′ x 10′ dock high doors
- » (1) 12′ x 14′ grade level door
- » Sprinklers: ESFR
- » Roof Insulation: R30
- » Column Spacing: 52′ x 54′
- » Speedbay: 60′
- » Speedbay Length: 65′
- » Fenced and secured
- » Roof/Roof Membrane: .60 mil TPO
- » Parking: 49 spaces



SITE PLAN


GRADE LEVEL
DOCK DOOR
N
85'
185'
2060 S Douglas Dr
45,117 SF
283'
75'
54'
62'
S DOUGLAS DR

FLOOR PLAN


185'
283'
2060 S Douglas Dr
45,117 SF
Break Room
±235 SF
Private Office
±136 SF
Private Office
±136 SF
Single
User RR
±60 SF
Single
User RR
±60 SF
I.T. / STOR.
±35 SF
Open Office
±420 SF
Lobby
±250 SF
Conference Room
±310 SF
N



Building Front Parking



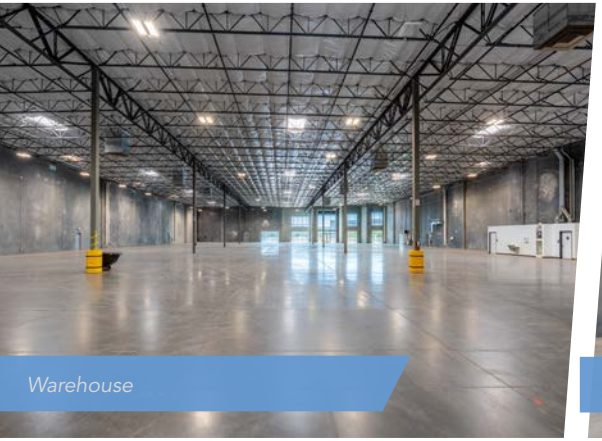




Yard



Parking in Front of Building



Warehouse



Dock & Grade Level Doors

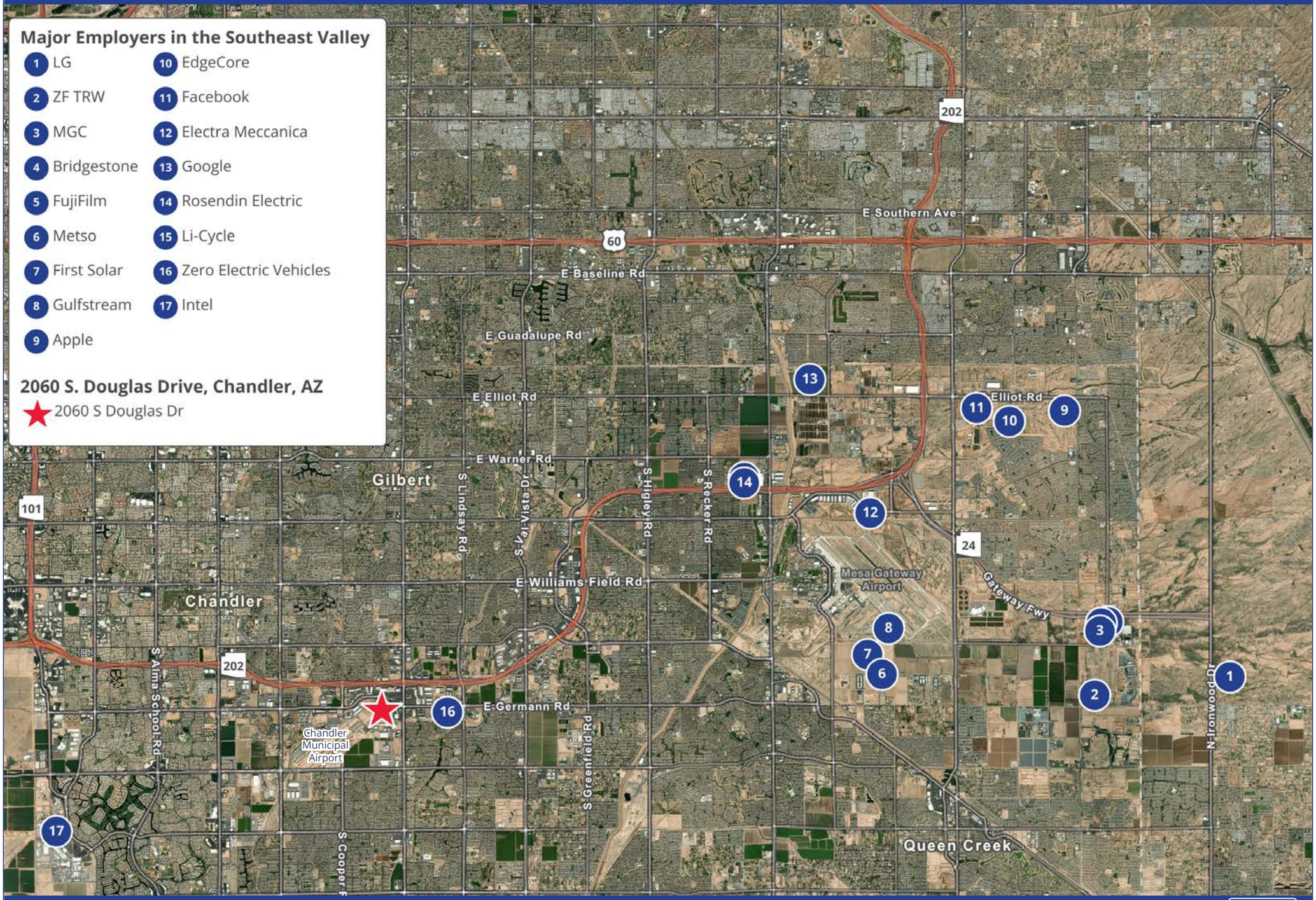


Warehouse

AMENITIES MAP



Major Employers in Southeast Valley



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Chandler Industrial Market Highlights

- Adjacent to Chandler Municipal Airport
- ±1 mile to Loop 202 SanTan Freeway via Gilbert Road
- ±25 Miles to Phoenix Sky Harbor International Airport
- Located within one of Arizona's premier advanced manufacturing hubs
- Home to Intel's Ocotillo Campus and numerous semiconductor suppliers
- Access to a large, educated Southeast Valley workforce
- Strong concentration of aerospace, semiconductor, advanced manufacturing, logistics, and technology users
- Business-friendly municipality with proven corporate investment history

Chandler Municipal Airport Advantage

- Property located adjacent to Chandler Municipal Airport
- Airport supports business aviation, corporate aircraft, charter operations, and aviation-related businesses
- Direct access to Loop 202 and the Southeast Valley industrial corridor

Chandler Municipal Airport

City of Chandler Economic Development Department

DEMOGRAPHICS (2025)

POPULATION		HOUSEHOLDS		TRAVEL TO WORK	
5 Miles	10 Miles	5 Miles	10 Miles	<30 Min	30-60 Min
304,480	869,180	104,407	312,327	250,918	123,091

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