



AT THE CENTER OF EVERYTHING



MIXED-USE DEVELOPMENT OPPORTUNITY

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

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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





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SSWC GILBERT RD & GERMANN RD | CHANDLER, AZ

FOR LEASING
INFORMATION,
PLEASE
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