



# SCHRADER FARMS BUSINESS PARK

Queen Creek Road and McQueen Road, Chandler, Arizona

**Buildings A & B Available for Lease Q2 2023**



LEASING AGENT



DEVELOPER



# SCHRADER FARMS BUSINESS PARK

Queen Creek Road and McQueen Road, Chandler, Arizona

**Buildings A and B Available for Lease Q2 2023**

Schrader Farms Business Park is located in Chandler, Arizona. The 75 +/- acre site is located at the northwest corner of Queen Creek Road and McQueen Road. This multi-phase development includes a total of six (6) buildings ranging in size from 92,367 SF to 277,688 SF. The project is in close proximity to Loop 101 and 202 interchanges, Arizona State Highway 87, I-10 and US Highway 60. Schrader Farms Business Park connects to the I-10 via Loop 202 which connects to the Los Angeles and Long Beach ports in Southern California and the westerly states.

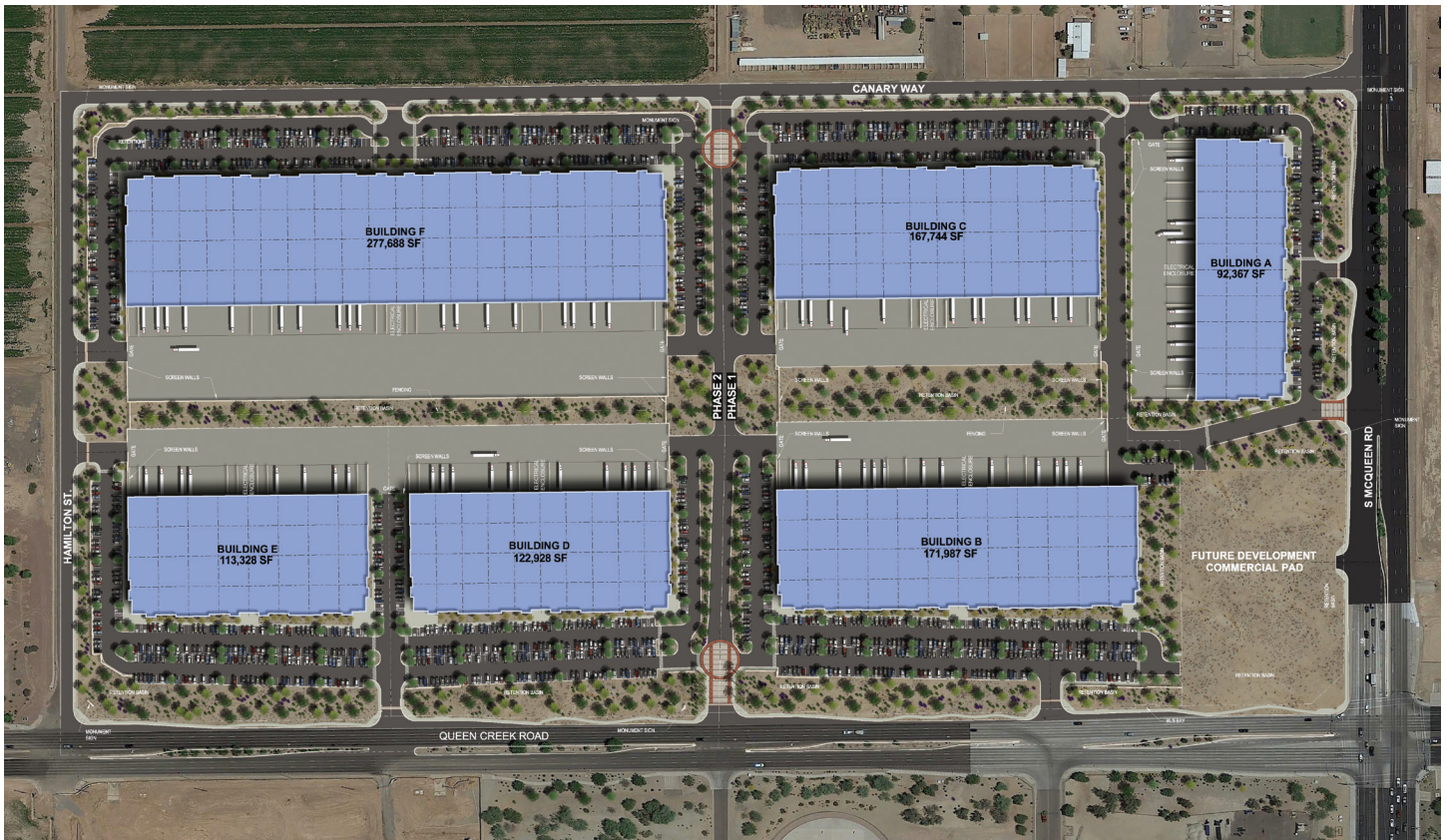
The project features prominent road frontage and several access points on all four sides into Schrader Business Park via Canary Way, Hamilton Street, Queen Creek Road and South McQueen Road. Each building will incorporate 32' clear height, ample auto and trailer parking, ESFR sprinkler system, and LED site lighting.

Schrader Farms Business Park is located in the fastest growing urban center in the nation built on innovation and technology with an abundant educated workforce within a 30-minute commute to the site and in close proximity to food and retail amenities.

The project is close to several prestigious neighbors including Intel, Orbital-ATK, Ferguson, Insight Technologies, FedEx, ALDI, Cardinal Health and Silent Aire, to name a few.







## **BUILDING A** **92,367 SF**

- Rear load
- 32' clear height
- 121 auto parking
- 24 – 9' x 10' dock high doors
- 6 – 12' x 14' drive-in ramp door
- 130' truck court depth
- 3000 amps UGPS 277/480V, 3Ph

## **BUILDING B** **171,987 SF**

- Rear load
- 32' clear height
- 352 auto parking
- 28 – 9' x 10' dock high doors
- 5 – 12' x 14' drive-in ramp door
- 135' truck court depth
- 3000 amps UGPS 277/480V, 3Ph

## **BUILDING C** **167,744 SF**

- Rear load
- 32' clear height
- 252 auto parking
- 36 – 9' x 10' dock high doors
- 4 – 12' x 14' drive-in ramp door
- 135' truck court depth
- 3000 amps UGPS 277/480V, 3Ph

## **BUILDING D** **122,928 SF**

- Rear load
- 32' clear height
- 247 auto parking
- 24 – 9' x 10' dock high doors\*
- 4 – 12' x 14' drive-in ramp door
- 135' truck court depth
- 3000 amps UGPS 277/480V, 3Ph

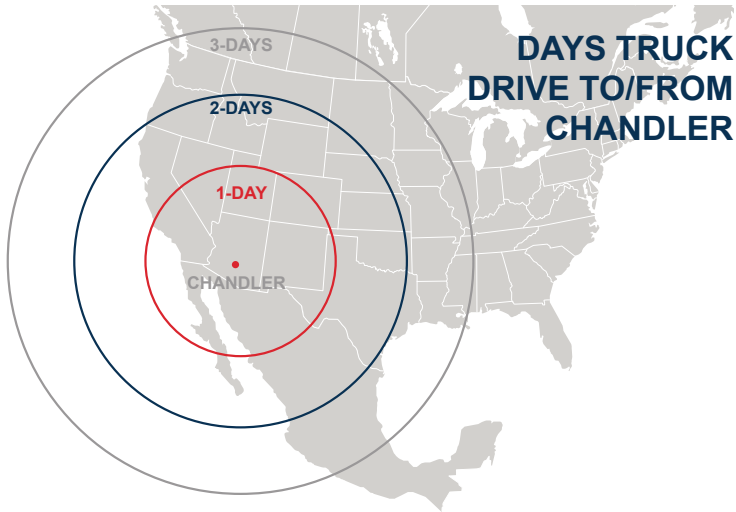
## **BUILDING E** **113,328 SF**

- Rear load
- 32' clear height
- 274 auto parking
- 20 – 9' x 10' dock high doors\*
- 4 – 12' x 14' drive-in ramp door
- 135' truck court depth
- 3000 amps UGPS 277/480V, 3Ph

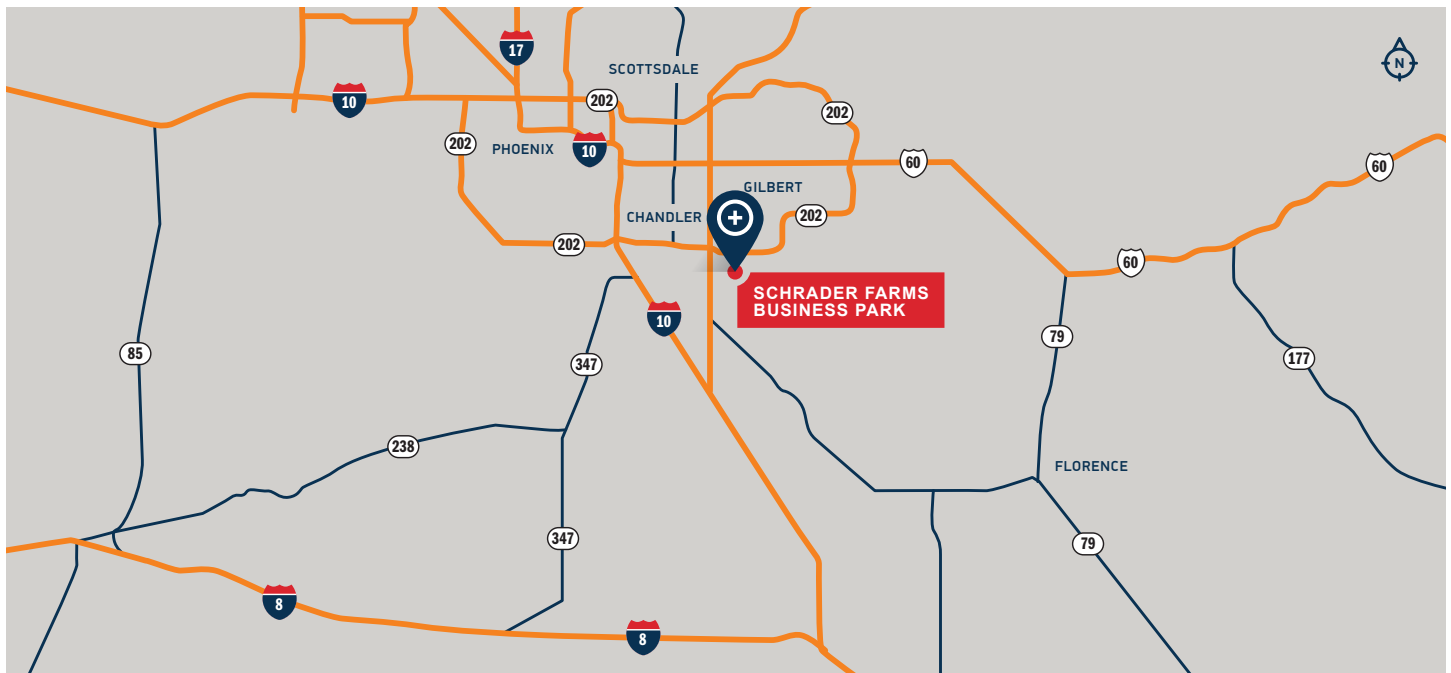
## **BUILDING F** **277,688 SF**

- Rear load
- 32' clear height\*
- 410 auto parking
- 52 – 9' x 10' dock high doors\*
- 8 – 12' x 14' drive-in ramp door
- 135' truck court depth  
(expandable to 190')\*
- 3000 amps UGPS 277/480V, 3Ph

\* Subject to change



Chandler Airport	1.2 miles
Loop 202 via McQueen Road	1.4 miles
Loop 101	5.7 miles
I-10 Freeway	10.4 miles
Highway 60 via Loop 101	12.2 miles
Phoenix Sky Harbor International Airport	21 miles
Port of Long Beach	407.1 miles
Port of Los Angeles	409 miles



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