



ChandlerBay

FOR LEASE
Q4 2026 COMPLETION

CHANDLER, ARIZONA
DIVISIBLE TO +17,000 SF



CHRIS McCLURG, SIOR
PRINCIPAL
602.954.3766
CMCCLURG@LEEARIZONA.COM

KEN McQUEEN
PRINCIPAL
602.474.9564
KMCQUEEN@LEEARIZONA.COM

BLAKE PETERS
PRINCIPAL
602.619.3970
BPETERS@LEEARIZONA.COM

JACK SIMS
ASSOCIATE
602.618.9245
JSIMS@LEEARIZONA.COM

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 IndiCap

 VAC

PROJECT OVERVIEW

OccupancyReady!



PAD LI Zoning



Full Building Circulation



Excellent Freeway Access



ESFR Sprinklered



Outdoor Seating



Building Features

Size: + 110,481 SF (Divisible)

Clear Height: 28'

Loading: 12 Truckwell 15 Grade Level

Power: 5,000 Amps, 277/480v Whole Building

± 400 Amps, 277/480v (Expandable) Per Bay

9516 E Germann Road, Mesa, AZ

Dimensions: ±155' x 673'

Loading Court: 120' - 145'

Parking Ratio: Total of 221 spaces

Cooling: 100% AC (set to +85 degrees)

Spec Office: ±1,700 - 2,200 SF

SITE PLAN

Occupancy Ready!



- ▲ Truckwell
- Grade Level

Neighboring Amenities



Drive Times & Facts



25 Minutes to Phoenix Sky Harbor International Airport



20 Minutes to Arizona State University



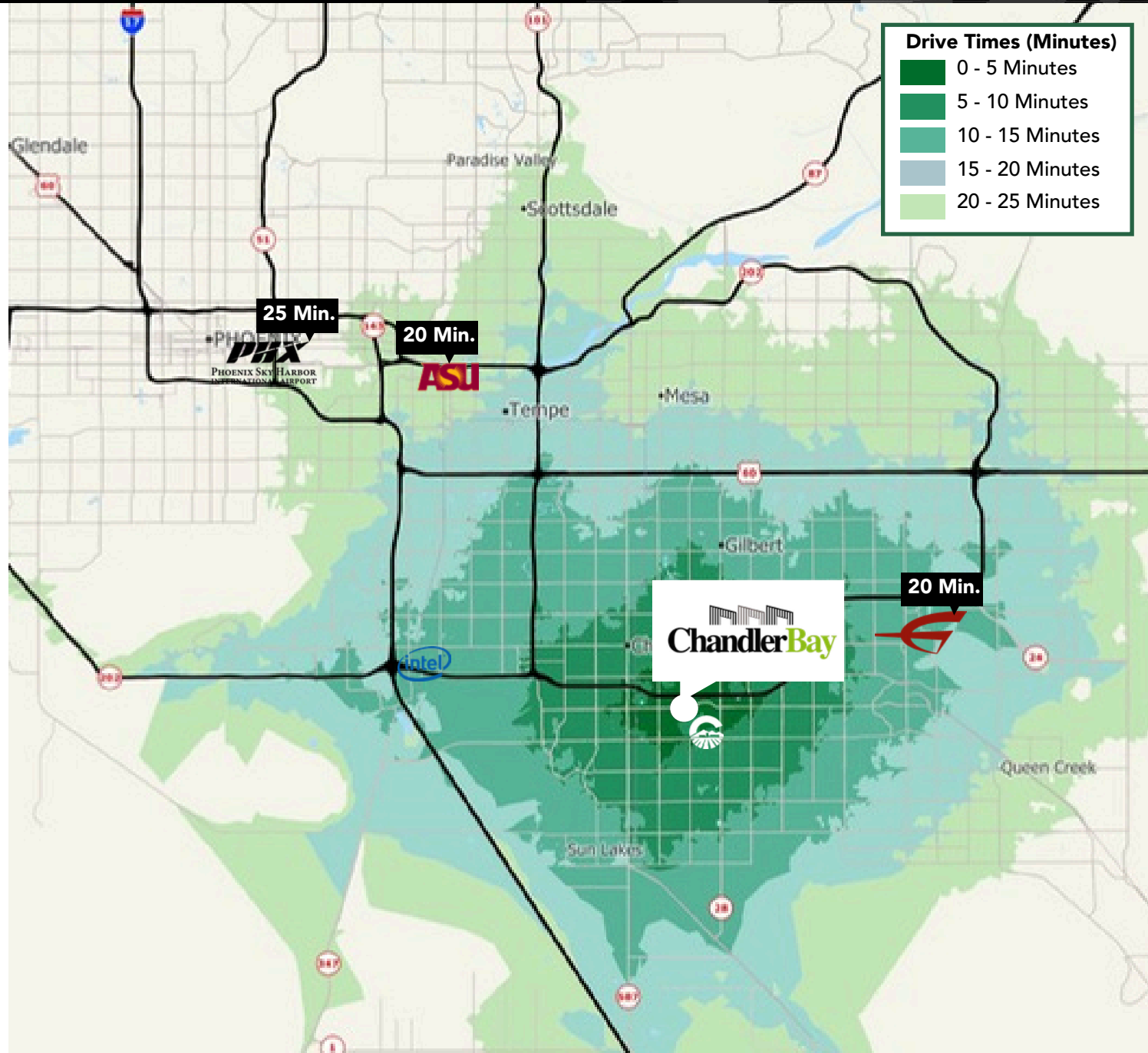
1/4 Miles to Loop 202 w/ Full Diamond Interchange



Germann Road Frontage



1/2 Mile to Gilbert Crossroads Amenity Hub



Location Map



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