

GERMANN COMMERCE CENTER

E of the SEC Signal Butte Rd. & Germann Rd.

FOR SALE/LEASE

Land/Buildings or Build to Suit



PHASE I - 391,706 SF (5 BLDGS)
 PHASE II - 629,508 SF (7 BLDGS)



**THOMPSON
 THRIFT**
 A REAL ESTATE COMPANY

DELIVERS Q1 2024

**LEE &
 ASSOCIATES**
 COMMERCIAL REAL ESTATE SERVICES

LEE ARIZONA
 3200 E CAMELBACK ROAD
 SUITE 100
 PHOENIX, ARIZONA 85018
 602.956.7777

KEN MCQUEEN
 PRINCIPAL
 602.474.9564
 KMCQUEEN@LEEARIZONA.COM

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PHASE I | 391,706 TOTAL SF



BUILDING A
 105,170 SF
 32' CLEAR HEIGHT
 4 GRADE RAMPS
 26 DOCK HIGH
 210' DEEP
 DIVISIBLE ±52,858 SF
 4000 AMPS 277/480V

BUILDING B
 61,791 SF
 28' CLEAR HEIGHT
 8 GRADE RAMPS
 8 TRUCKWELLS
 140' DEEP
 DIVISIBLE ±14,560 SF
 4000 AMPS 277/480V

BUILDING C
 70,459 SF
 28' CLEAR HEIGHT
 8 GRADE RAMPS
 8 TRUCKWELLS
 160' DEEP
 DIVISIBLE ±24,960 SF
 4000 AMPS 277/480V

BUILDING D
 72,500 SF
 28' CLEAR HEIGHT
 8 GRADE RAMPS
 8 TRUCKWELLS
 140' DEEP
 DIVISIBLE ±14,560 SF
 4000 AMPS 277/480V

BUILDING E
 82,286 SF
 28' CLEAR HEIGHT
 8 GRADE RAMPS
 8 TRUCKWELLS
 210' DEEP
 DIVISIBLE ±24,960 SF
 4000 AMPS 277/480V



QUEEN CREEK | ARIZONA

POPULATION | 68,500

 **80%** (25+ YEARS)
 SOME COLLEGE OR
 ADVANCED DEGREE

 **3RD HIGHEST MEDIAN
 INCOME IN MARICOPA
 COUNTY \$105,729**

 **AEROSPACE & AVIATION
 CLEAN & RENEWABLE ENERGY & WATER
 HEALTH & WELLNESS**

**ARTS, CULTURE & ENTERTAINMENT
 FAMILY/YOUTH & CHILDREN ACTIVITIES
 EDUCATION**



EASTMARK
The heart & hub of the East Valley.

RESIDENTIAL

SR-24 EXPANSION

William Field Rd

Bell Bank Park
FULFILLING THE MISSION OF LEGACY CARES

Signal Butte Rd

Meridian Rd

STATE LAND

Ellsworth Rd

Pecos Rd

SIHI Proposed Rail

Willis Rd

Germann Rd

S Crismon Rd

VEHICLE TESTING & COMMERCIAL METAL

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