## GERMANN COMMERCE CENTER

# FOR SALE/LEASE

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

Land/Buildings or Build to Suit









DELIVERS Q1 2024



COMMERCIAL REAL ESTATE SERVICES

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

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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

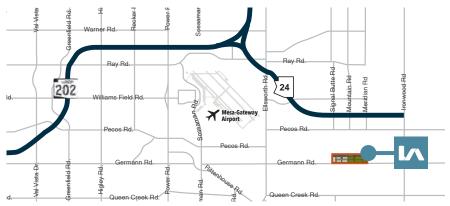
#### **BUILDING D**

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





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