



PLANT YOUR ROOTS
WHERE EAST MEETS WEST

STATE-OF-THE-ART ADVANCED MANUFACTURING AND LIGHT INDUSTRIAL BUILDINGS



WWW.LOTUSPROJECTCHANDLER.COM

±355,133 SF AVAILABLE FOR LEASE | PHASE I

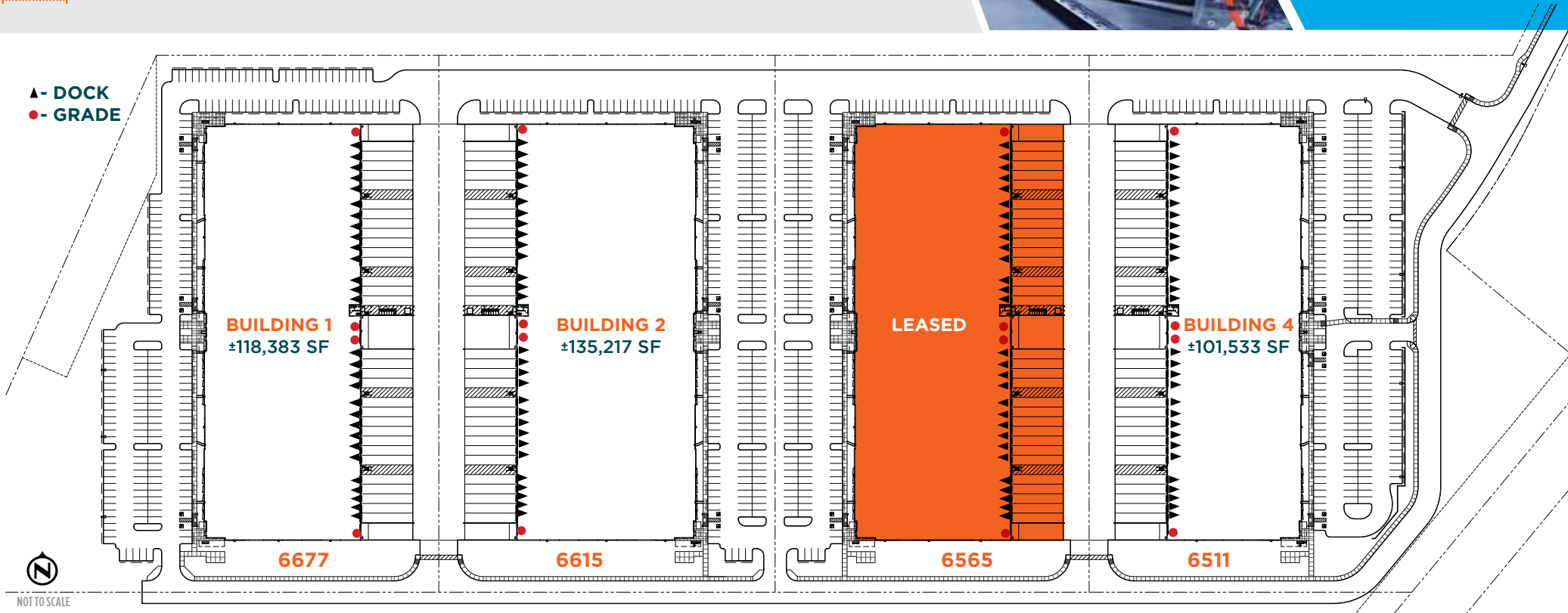
6511,6565,6615 & 6677 W FRYE RD, CHANDLER, AZ

CBRE

CONOR
COMMERCIAL
REAL ESTATE

DELIVERING
AUGUST 2019

 **PHASE I - 4 BUILDINGS** | ±31 ACRES | ±473,516 SF (DIVISIBLE TO ±25,000 SF)



STATE-OF-THE-ART FEATURES



±32' CLEAR HEIGHT



ABUNDANT PARKING



AMPLE POWER



SKYLIGHTS



ESFR SPRINKLERS



EFFICIENT LOADING DIMENSIONS

LOCATED IN THE HEART OF
CHANDLER'S TECH/MANUFACTURING CORRIDOR

NOT TO
SCALE





WITH THE EXTENSION OF THE 202
THE LOTUS PROJECT WILL CAPTURE A SIGNIFICANTLY LARGER WORKER POOL

DEMOGRAPHIC DATA

10 MILES

25 MILES



2017 TOTAL POPULATION 733,611 3,346,354



2017 TOTAL HOUSEHOLDS 278,595 1,209,760



2017 MEDIAN AGE 33.6 34.1



2017 MEDIAN HOUSEHOLD INCOME \$58,009 \$53,867



2017 HIGHER EDUCATION PERCENT 37.4% 29.9%

*SOURCE: CBRE GIS DATA

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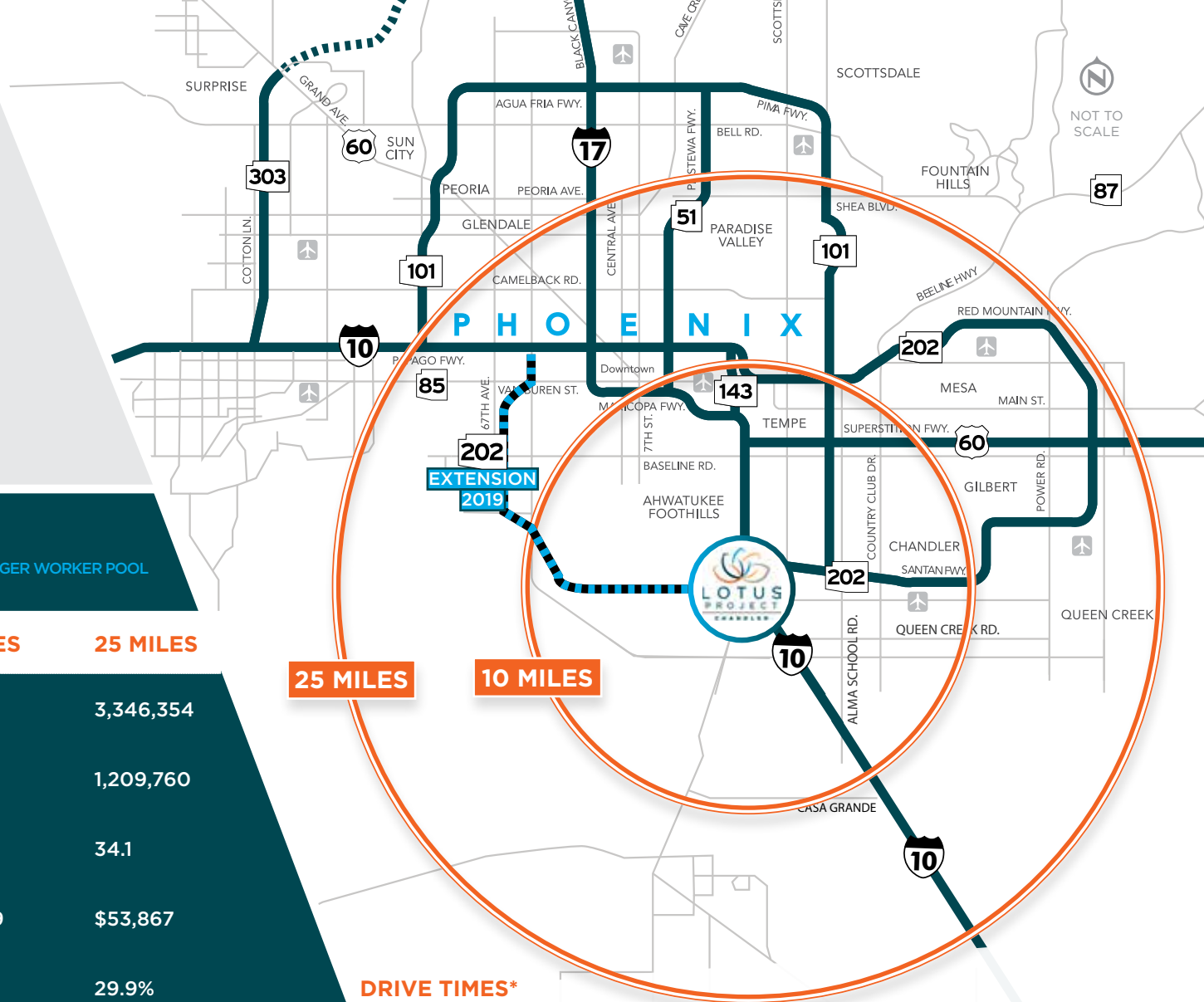
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25 MILES

10 MILES

DRIVE TIMES*

SKY HARBOR
15.6 MI / 18 MIN

MESA GATEWAY
20.1 MI / 22 MIN

**59TH AVE VIA NEW
202 EXTENSION**
24.3 MI / 27 MIN

*DRIVE TIMES ARE APPROXIMATE