

# Westech Business Center

## Excellent Design Build Opportunity

Available: ±9 acre industrial site  
Chandler, Arizona

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±9 acre industrial site • Chandler, Arizona



### For more information, contact

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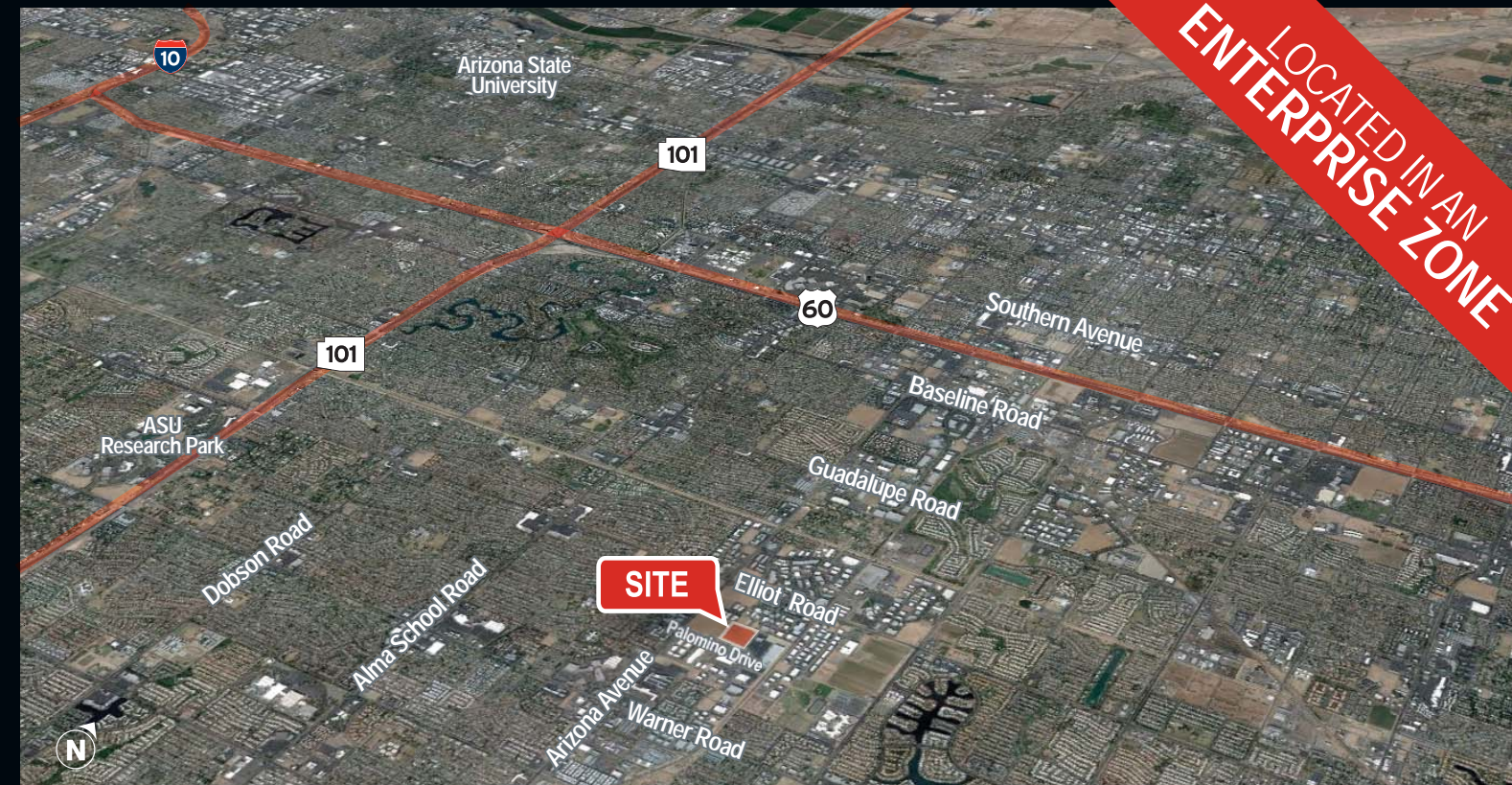
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### Developed by



Seefried Properties is 100% privately owned by its management and specializes in the development, leasing, and management of industrial real estate. Having recognized the ever-increasing importance of global commerce, we focus our developments near major international airports and along primary transportation corridors.

Seefried primarily focuses on development in core industrial markets and Build-to-Suits with Tenants in core as well as second tier markets.



Westech Business Center is a ±9 acre industrial design build opportunity located just South of the Southeast corner of Elliot Road and Arizona Avenue in Chandler, Arizona. Build-to-suit sites are available for immediate delivery.

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### Site features

- APN: 302-39-317
- Zoning: PAD
- Water: City of Chandler
- Sewer: City of Chandler
- Electric: SRP
- Natural Gas: Southwest Gas
- SSEC of Elliot Rd and Arizona Ave
- Full Diamond Interchange at Arizona Ave & 60
- Full Diamond Interchange at Elliot Rd & 101

### Corporate neighbors include

- Hensley
- Intel
- Verizon
- Freescale Semiconductor
- Orbita Sciences
- Bashas'
- CDW
- Marvell Technologies
- Mitel
- Covance
- Amkor



● SRP substations



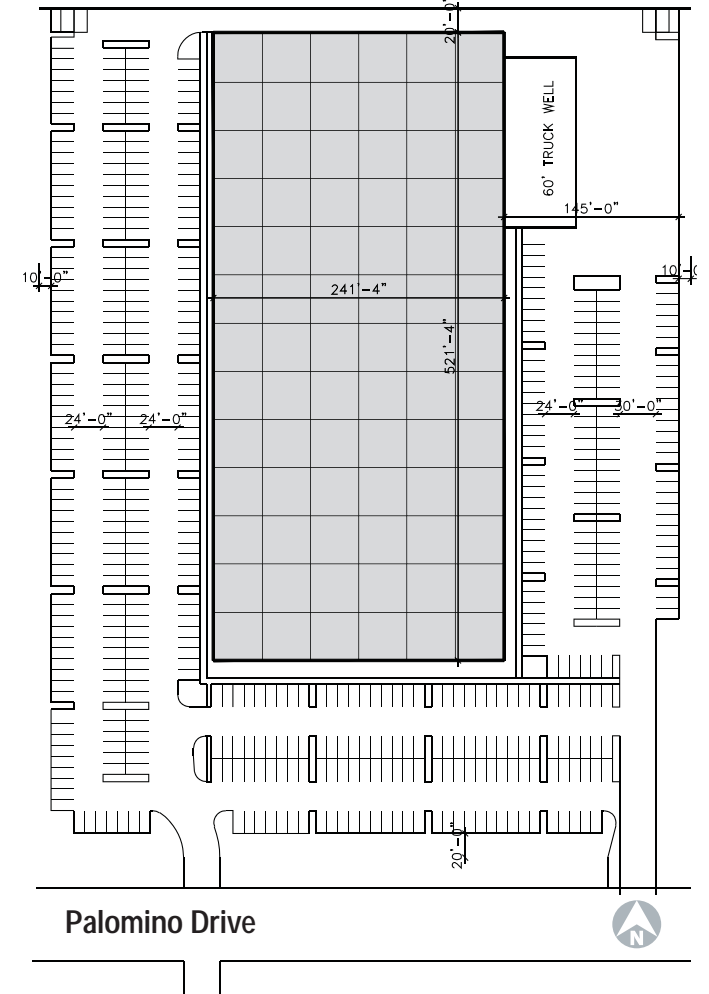
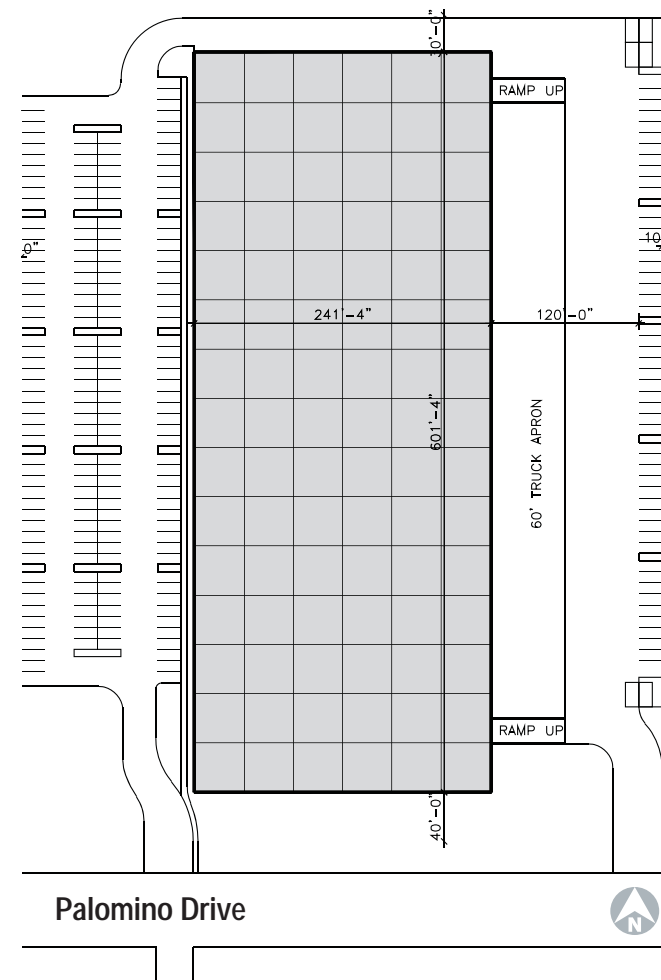
Conceptual building rendering

### Conceptual site plan A

145,121 s.f.  
240 parking spaces

### Conceptual site plan B

125,815 s.f.  
521 parking spaces



### City of Chandler overview

#### Economic Change

From agricultural town toward a high-tech industrial city

#### Growing Population

9,531 in 1960 to  
254,967 in October 2010

#### Housing Units

95,484 in October 2010

#### Average Household Income

\$71,456 in 2004

#### Incorporated Area

70 square miles

#### Centerline Street Miles

781

#### Developed Parks

53

### Demographics

	5-mile	10-mile	15-mile
Population	405,825	1,084,431	1,644,439
Median age	33	35	35
Households	139,438	390,041	591,130
Households Income	\$78,691	\$77,108	\$75,963

### Enterprise Zone benefits

#### Income or premium tax credits

Arizona statutes provide for an income and premium tax credit for net increases in *qualified* employment positions at a site located in an enterprise zone. Tax credits may total up to \$3,000 per *qualified* employment position over three years for a maximum of 200 employees in any given tax year.

#### Property tax benefits

Property reclassification is available for *qualified* manufacturing businesses or commercial printing businesses in an enterprise zone. A *qualified* manufacturer or commercial printer in an enterprise zone is eligible for an assessment ratio of 5 percent on all personal and real property (for primary tax purposes only) in the zone for five years.

Source: Arizona Department of Commerce

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