

STELLAR INDUSTRIAL AIRPARK FOR SALE OR LEASE



Office Space | 14,017 SF
Maintenance/Hangar Facility | 4,400 SF
Two Parcels that Total | 117,351 SF

550 South 79th Street
Chandler, Arizona 85226



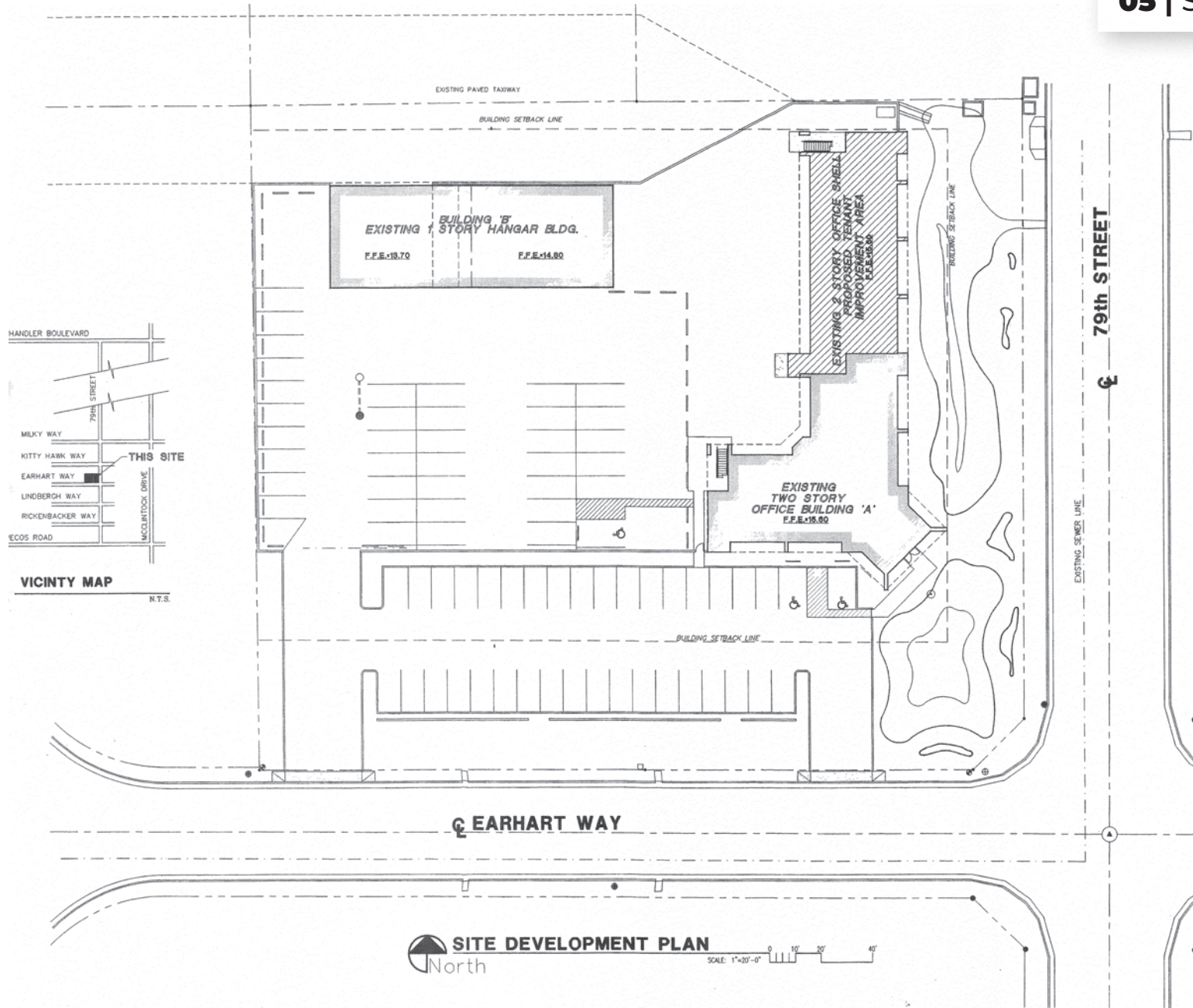
Orion Investment Real Estate, as exclusive advisor, is pleased to present the opportunity to lease or acquire 550 South 79th Street (the "Property"), an + 18,417 square foot suburban Class A, two-story office building, with a detached maintenance/hangar building and secured yard, in Stellar Industrial Airpark, Chandler, Arizona.

2 STORY, OFFICE	14,017 SF
MAINTENANCE/HANGAR FACILITY	4,400 SF
PARCEL	
OFFICE & MAINTENANCE/HANGAR FACILITY	78,053 SF
YARD	37,496
PARKING	
TOTAL	58
COVERED	14
PARKING RATIO	4.14:1000
LOADING	2 grade level doors
ZONING	I-1, City of Chandler
RENTAL RATE	\$2.35 per square foot per month, triple net



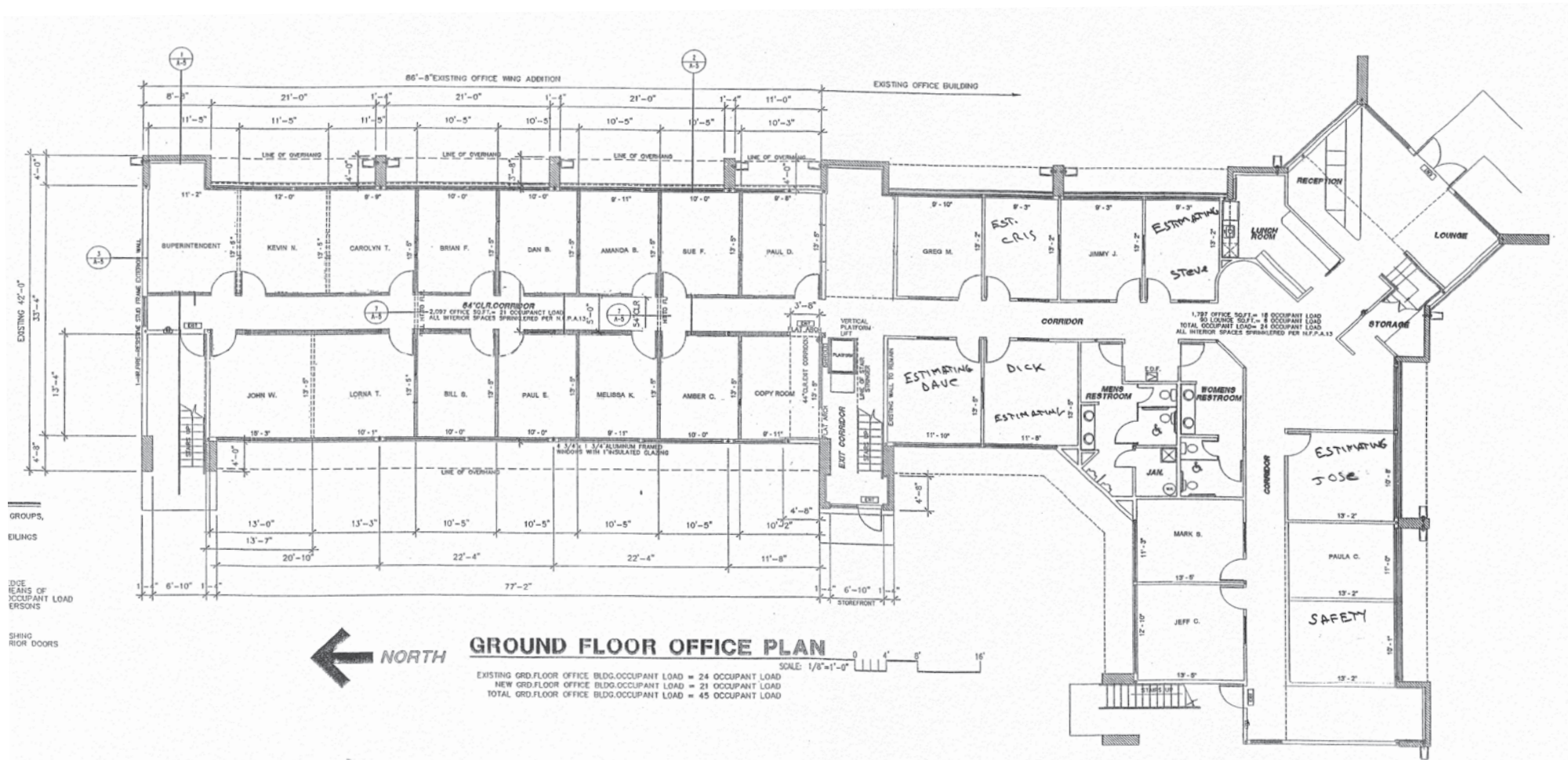






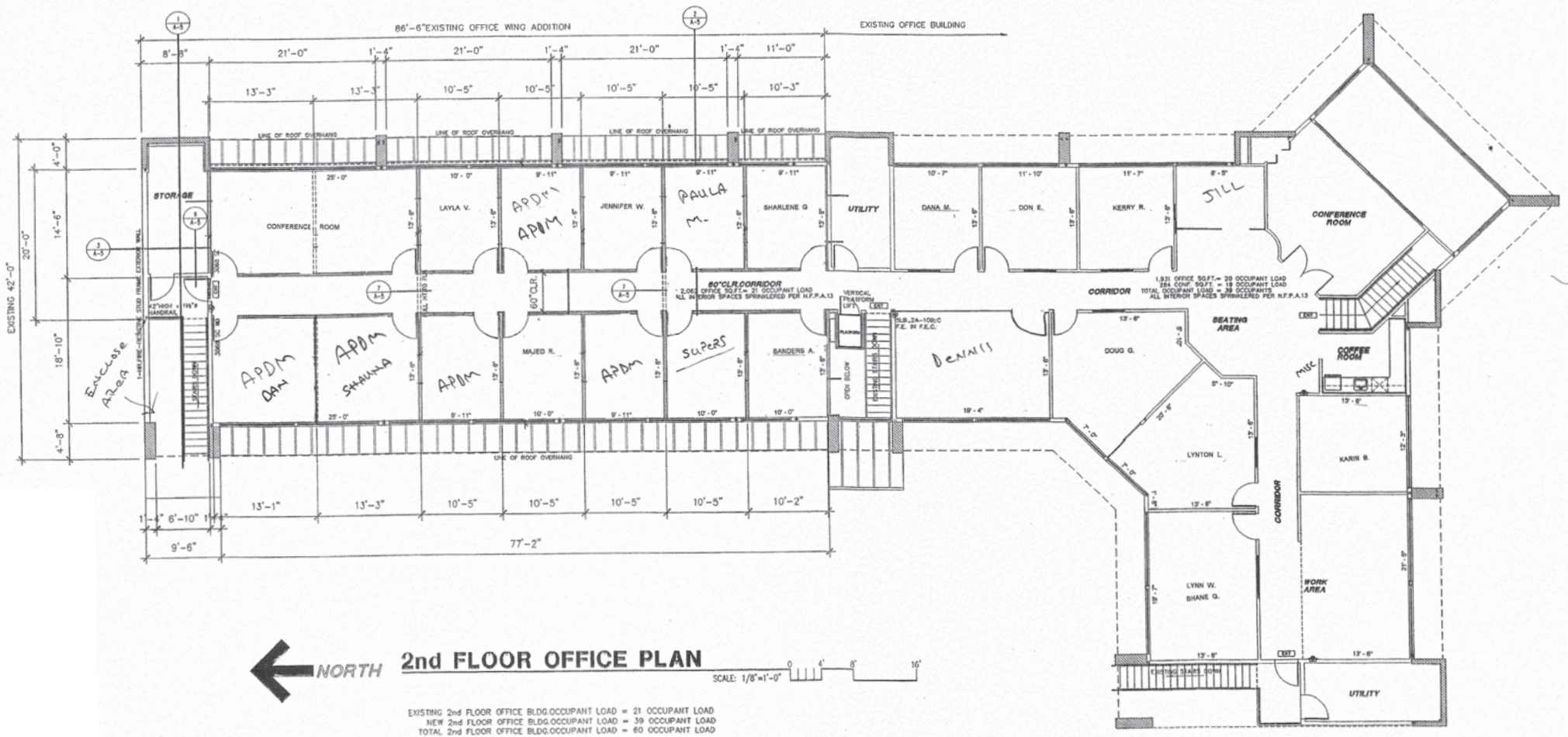


06 | GROUND FLOOR





07 | 2ND FLOOR PLAN



08 | CITY PROFILE

Chandler's proactive leadership, corporate-friendly environment, world-class labor force and market reach have made it an attractive location for businesses of all sizes and industries. The community is committed to developing a sense of place that draws new visitors and enriches the lives of residents.

Chandler is regarded as one of the most financially stable cities in the United States, evidenced by its AAA bond rating from each major bond rating agency.

This fiscal health stems from City leadership's understanding of the importance of a strong local economy.

The City has worked for decades to build a location for business success and to create a sense of place that is appealing to large and small businesses alike.

The following are some of the advantages of doing business in Chandler:

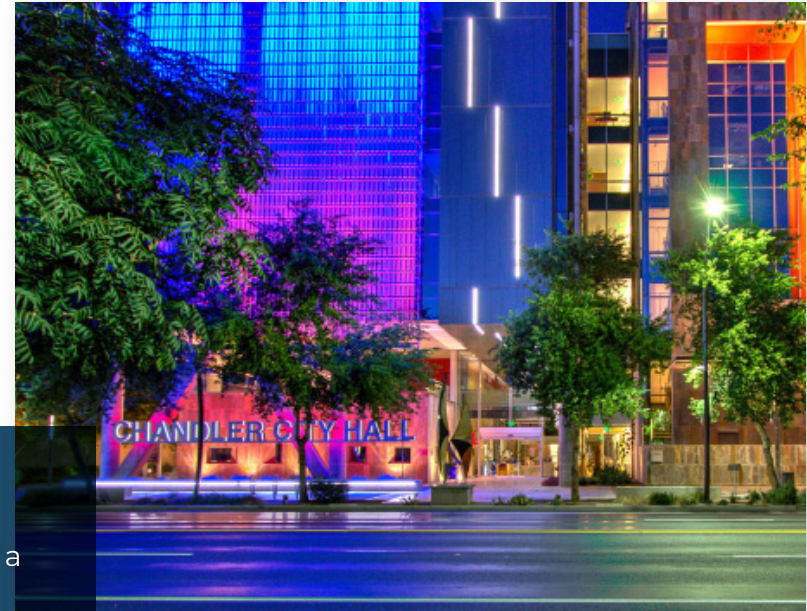
- *Pro-business local government that is responsive to the needs of the business community*
- *City staff capable of assisting businesses of all sizes, from startups to multinational corporations*
- *Programs and services to support businesses locating and expanding in Chandler*
- *Sound, long-term fiscal policies to ensure Chandler is a safe place for private sector investment*
- *Lowest city sales tax rate among the metro area's major cities at 1.5 percent*
- *Minimalist state regulatory environment and among the lowest corporate income tax rates at 4.9 percent*

Nationwide Community Rankings (2020-2022)

- • • • • • • 5th Best City for Women in Tech (SmartAsset 2022)
- • • • • • • 16th Best Place to Find a Job (WalletHub 2022)
- • • • • • • 7th Best Cities to Buy a Family Home (SmartAsset 2021)
- • • • • • • 2nd Most Prosperous Large Cities (Economic Innovation Group 2020)
- • • • • • • 6th Most Livable City in the U.S. (SmartAsset 2020)
- • • • • • • 8th Best Untapped Cities for Startups (Fundera 2020)
- • • • • • • 15th Best City for Women Entrepreneurs (Fundera 2020)

Chandler is the fourth largest City in Arizona and is one of the fastest growing innovation and technology centers in the nation.

Chandler's supportive business climate attracts global industry leaders, startups, and skilled workers.



09 | STATE OVERVIEW

Arizona is the 6th-largest state and the 14th-most-populous of the United States. Its capital and largest city is Phoenix. Arizona is the 48th state and last of the contiguous states to be admitted to the Union, achieving statehood on February 14th, 1912. Arizona's population and economy have grown exponentially since the 1950s because of inward migration. The state is home to major universities including Arizona State University and the University of Arizona.

Arizona is home to a surging ecosystem of global giants, early stage entrepreneurs and tech-savvy Millennial talent who are breaking new ground across a wide range of industry growth sectors. Arizona offers a robust portfolio of programs and resources supporting both large and emerging tech employers.



ARIZONA PUTS BUSINESS FIRST

#1

in the nation for
Entrepreneurial
Activity

4.9%

corporate income tax
among the
lowest in the nation

300

sunny days
per year

#2

in the nation in
unemployment
insurance tax

Phoenix is the 11th largest Metropolitan area by population in the United States with 4,857,962 residents. In addition, Phoenix is the county seat of Maricopa County, and is the sixth largest city in the United States by land area. The largest capital city in the United States, Phoenix is the only state capital with over 1,000,000 people. The evolution of Downtown Phoenix over the last 5 years has been significant with more than \$4 Billion invested in office space, retail, restaurants, educational facilities, convention space, and hotels.

SPROUTS FARMERS MARKET | Marshalls

AMC THEATRES | BIG LOTS | HomeGoods | OfficeMax

JOANN | petco | Michaels | ROSS DRESS FOR LESS | DAVID'S DRESS FOR LESS

BEST BUY | WELLS FARGO | BANK OF AMERICA

DOLLAR TREE | FIVE BEL'W | PETSMART | Burlington

TARGET | SAYAD | HOBBY LOBBY

JCPenney | Urban Air | pater piper pizza

LOWE'S

Michaels | Where Creativity Happens

TJ-maxx

Olive Garden | OLD NAVY

Harkins THEATRES | BEST BUY

macys

NXP

fray's | SAFEWAY

TACO BELL | McDonald's | TRADER JOE'S

REI

Sam's CLUB

THE HOME DEPOT

planet fitness | WinCo FOODS | KOHL'S

CHANDLER MUNICIPAL AIRPORT CHD

PHOENIX PREMIUM OUTLETS A QUINN CENTER

ck Calvin Klein | adidas

FOSSIL | BR | JORDAN

GUESS | DQ

MICHAEL KORS | SHOEBLACE

UNDER ARMOUR



IHOP | THE HOME DEPOT

Starbucks | Cane's | TARGET

petco | LAIFITNESS | Chick-fil-ix

Jack IN THE BOX | FIVE GUYS BURGERS AND FRIES

Firestone | AutoZone

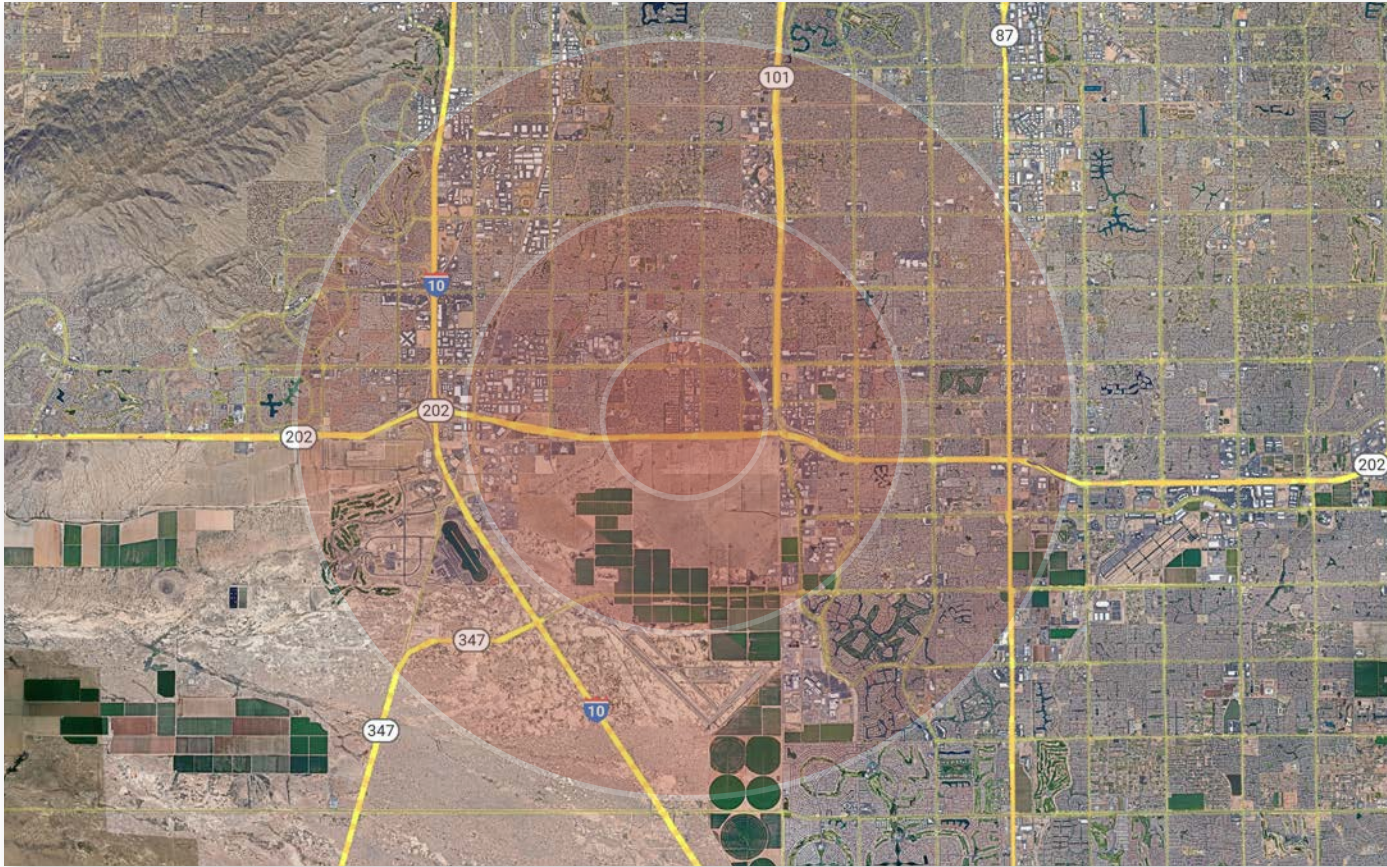
Panera BREAD | LOWE'S

Jollibee | TEXAS ROADHOUSE

Harkins THEATRES

TARGET | IN-N-OUT BURGER | JCPenney

11 | DEMOGRAPHICS



DAYTIME
POPULATION
378,641

* 5 mile radius



MEDIAN AGE
35.5

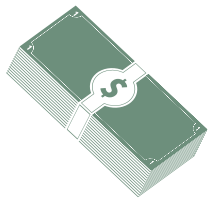
* 1 mile radius



2022 Summary (SitesUSA)	One Mile	Three Mile	Five Mile
Daytime Population:	17,401	132,517	378,641
Residential Population:	10,111	79,857	242,723
Average Household Income:	\$83,833	\$110,995	\$107,518
Average Household Size:	2.6	2.5	2.5
Median Age:	35.5	36.7	35.9
Housing Units:	4,025	33,624	101,241
Total Households:	3,927	32,203	96,367
Total Businesses:	566	4,359	12,394

AVERAGE HOUSEHOLD
INCOME
\$110,995

* 3 mile radius





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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