

# RIGGS GATEWAY INDUSTRIAL CENTER

NEC ARIZONA AVENUE & RIGGS ROAD



## I-2 INDUSTRIAL ZONED LAND 30 ACRES—CITY OF CHANDLER

Exciting new opportunity to develop in an area central to the City of Chandler adjacent to railroad tracks. Perfect for already approved uses such as:

- Truck/rail freight yard or terminal
- Intercity Bus Station
- Dairy Product processing
- Industrial Dry Cleaning/Laundry Plant
- Industrial Equipment Manufacturer/Repair
- Boat building, repair and storage

*And many other industrial/manufacturing uses already approved in this zoning designation!*



**DIVERSIFIED  
PARTNERS**

*Nationwide Real Estate Services*

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Scottsdale, AZ 85250  
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# Riggs Gateway Industrial Center

NEC Arizona Avenue & Riggs Road  
Chandler, AZ

## Property Summary:

**Property Type:** Heavy Industrial  
**Property Size:** 30 +/- Acres  
**Available Space:** 30 +/- Acres  
**Zoning:** I-2 General Industrial, City of Chandler

<b>Population</b>	<b><u>1 Mile:</u></b>	<b><u>3 Miles:</u></b>	<b><u>5 Miles:</u></b>
<i>2003 Estimate:</i>	3,363	28,038	52,465
<i>2008 Projection:</i>	3,793	34,211	67,349
<b>Avg. HH Income</b>	<b><u>1 Mile:</u></b>	<b><u>3 Miles:</u></b>	<b><u>5 Miles:</u></b>
<i>2003 Estimate:</i>	\$76,817	\$71,481	\$76,818

### Intersection Highlights:

- Adjacent to railroad tracks
- Adjacent to Highway 87
- Close to other industrial projects
- Located at the heart of the intersection

For More Information Contact:

### **Diversified Partners**

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[www.dpcr.com](http://www.dpcr.com)



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