

## **Harsch Investment Properties expands in Chandler with Queen Creek Commerce Center**

*Construction to begin on over half a million square feet of industrial space on August 30*

**Chandler, Arizona, August 18, 2021** – Harsch Investment Properties will break ground on its latest project in the heart of the Chandler airport submarket. Known as Queen Creek Commerce Center, the two-building industrial site will total more than 560,000 square feet and offer excellent access to Chandler Municipal Airport (CHD), Loop 202, State Route 87, and four miles from Downtown Chandler.

“We purchased land in Chandler in 2007 a little ahead of the development boom we are seeing now,” said Jordan Schnitzer, President of Harsch Investment Properties. “We are excited to develop this site and create a Class-A building that will serve businesses in the community and promote new employment opportunities in Chandler.”

Located on the southwest corner of Queen Creek Road and Hamilton Street at 555 East Queen Creek Road, Buildings A and B combined will be 560,380 square feet and will offer up to 10 tenant spaces. Building A spaces range from 19,760 square feet to 163,072 square feet and Building B spaces range from 49,920 square feet to 397,280 square feet. Each space features both dock high and grade level loading. The buildings will feature 32-foot minimum warehouse clear height, 194-foot minimum truck court, ESFR sprinklers and 294 parking spaces. The expected completion date is Summer 2022.

“The location is incredibly desirable and is a unique development opportunity that enables us to provide new, state-of-the-art product within the high demand Chandler Airpark submarket. This project is positioned to meet the needs of a variety of businesses within the community who seek location, flexibility and quality design,” said Bill Rodewald, Senior Vice President and San Diego / Arizona Regional Manager.

JLL’s Steve Larsen, SIOR, CCIM and Rick Collins are overseeing leasing at the property.

According to JLL’s Industrial Insight Report for Q2 2021, the Metro Phoenix industrial market recorded a strong second quarter, closing out the first half of 2021 with 7.6% total vacancy. The increased demand on e-commerce continues despite brick-and-mortar retailers returning to pre-pandemic conditions.

“Given the amount of velocity in the market and the lack of available inventory, we are very excited to bring this institutional quality project to life. The ability for us to service a multitude of industries prevalent in the Southeast Valley, from advanced manufacturing and semiconductor to aerospace and defense and medical device, will allow us to attract the bulk of the users currently searching in the market,” said Steve Larsen, SIOR, CCIM, Managing Director of JLL.

Layton Construction was selected as the general contractor for the project and the design team is VLMK Engineering + Design.

### **About Harsch Investment Properties**

Harsch Investment Properties is a privately-owned real estate company that acquires, manages and develops properties for its own portfolio. The company owns and operates 28 million square feet of office, multi-tenant industrial, multi-family and retail properties in six western states. Headquartered in Portland, Oregon, Harsch has regional offices in Portland, Seattle, the San Francisco Bay Area, Sacramento, Las Vegas, San Diego and Arizona. Harsch opened a regional office in Tucson and now owns and operates over 1 million square feet of space in Arizona, as well as 109 acres of well-located land in three separate Chandler locations and 25 acres in Tucson.