

Sunrise Business Park

±74,550 SF Industrial Building with ±15,987 SF Available for Lease

Property Details

Building Size	±74,550 SF
Available 103	±15,987 SF
Office/AC Production 103	±7,948 SF
Parcel	5.45 Acres; APN 302-23-014
Zoning	L-1, Town of Gilbert
Heavy Power	277/480V, 600A, 3Ph
Age	2000, Tilt Construction
Doors	(3) 12'X14' Grade Level
Truckwell	Yes, Common
Clean Rooms	Yes, One
Clear height	21'
Parking	1.7 / 1,000 SF Expandable
Frontage	McQueen Rd

Highlights

- Full Fiber-Optic 400 MB Internet Cable
- High Exterior Security
- Storage Yard

Lease Rate: \$0.69 NNN



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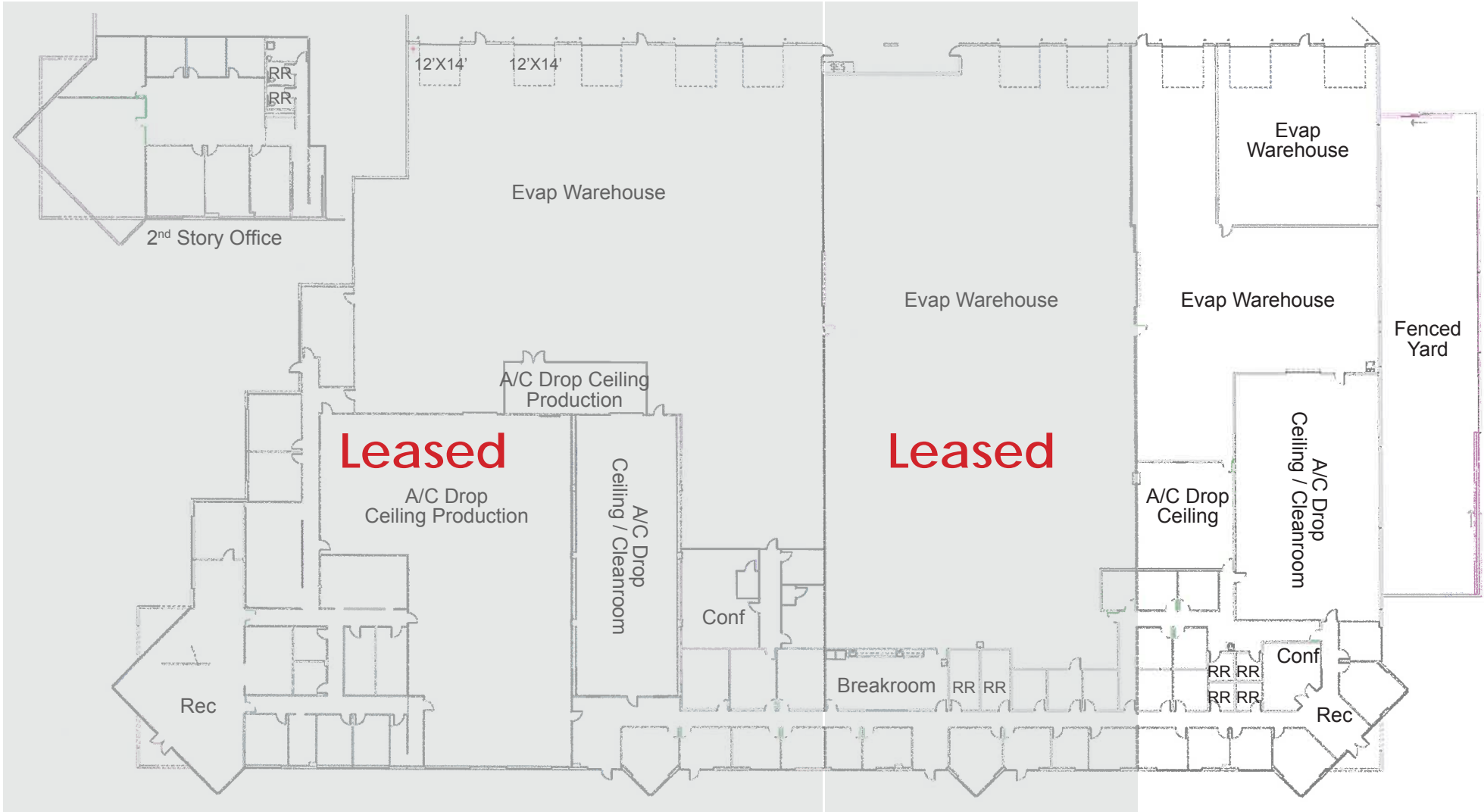
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±36,354 SF Divisible

Suite 102
±20,367 SF

Suite 103
±15,987 SF



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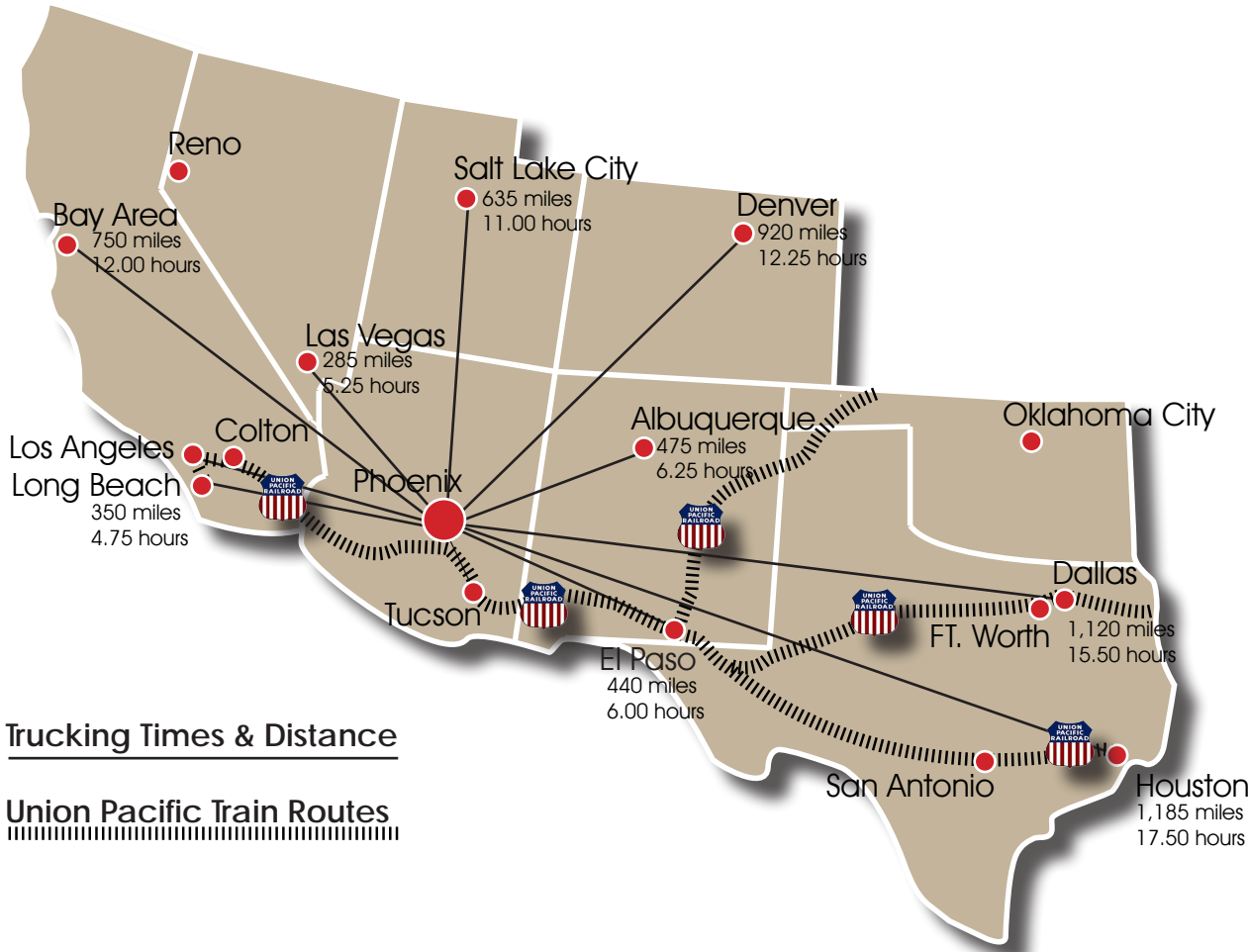
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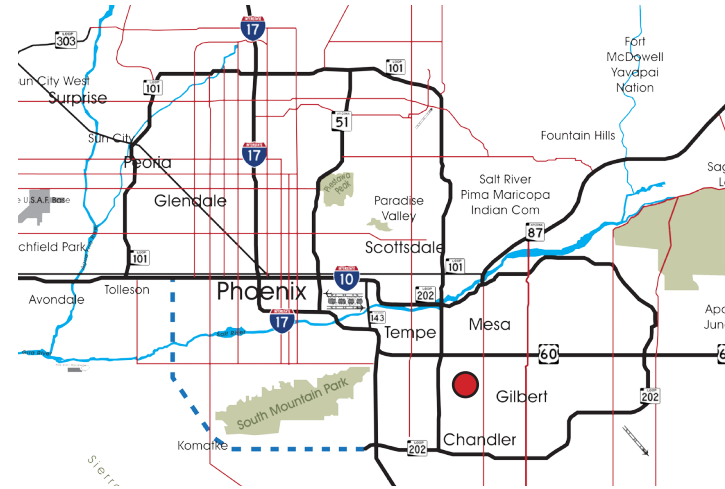
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Multi-Model Access to Key Western Markets



Trucking Times & Distance

Union Pacific Train Routes



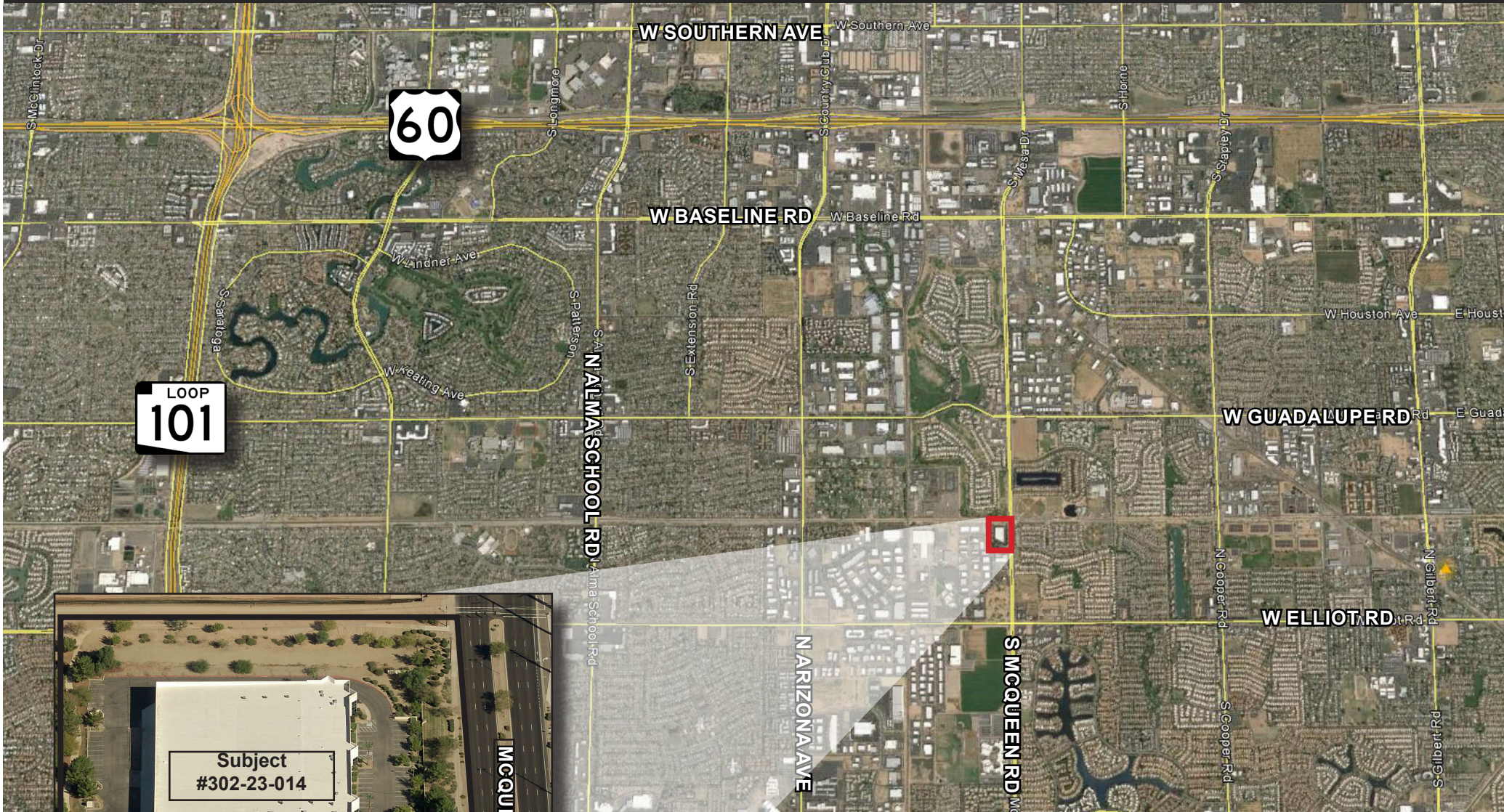
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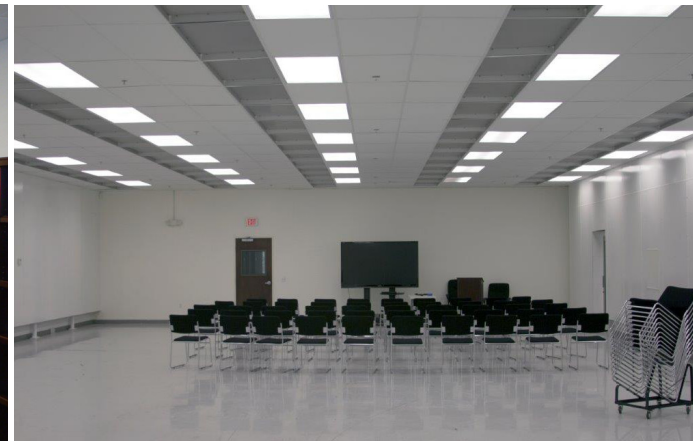
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