



GILBERT
SPECTRUM



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GILBERT SPECTRUM

SWC ELLIOT ROAD & McQUEEN ROAD - GILBERT, ARIZONA



Gilbert Spectrum is a master planned 63.4-acre park at the confluence of Elliot and McQueen Roads in Gilbert, AZ. With LI zoning, the park can accommodate manufacturing, distribution, office and other industrial uses. An initial phase of 135,737 square feet of warehouse space is planned to deliver by Q3 2019, with abundant land for build to suit purposes. With one million skilled laborers within a 30-minute commute, the City of Gilbert continues to thrive as a tech-based community with affluent demographics.

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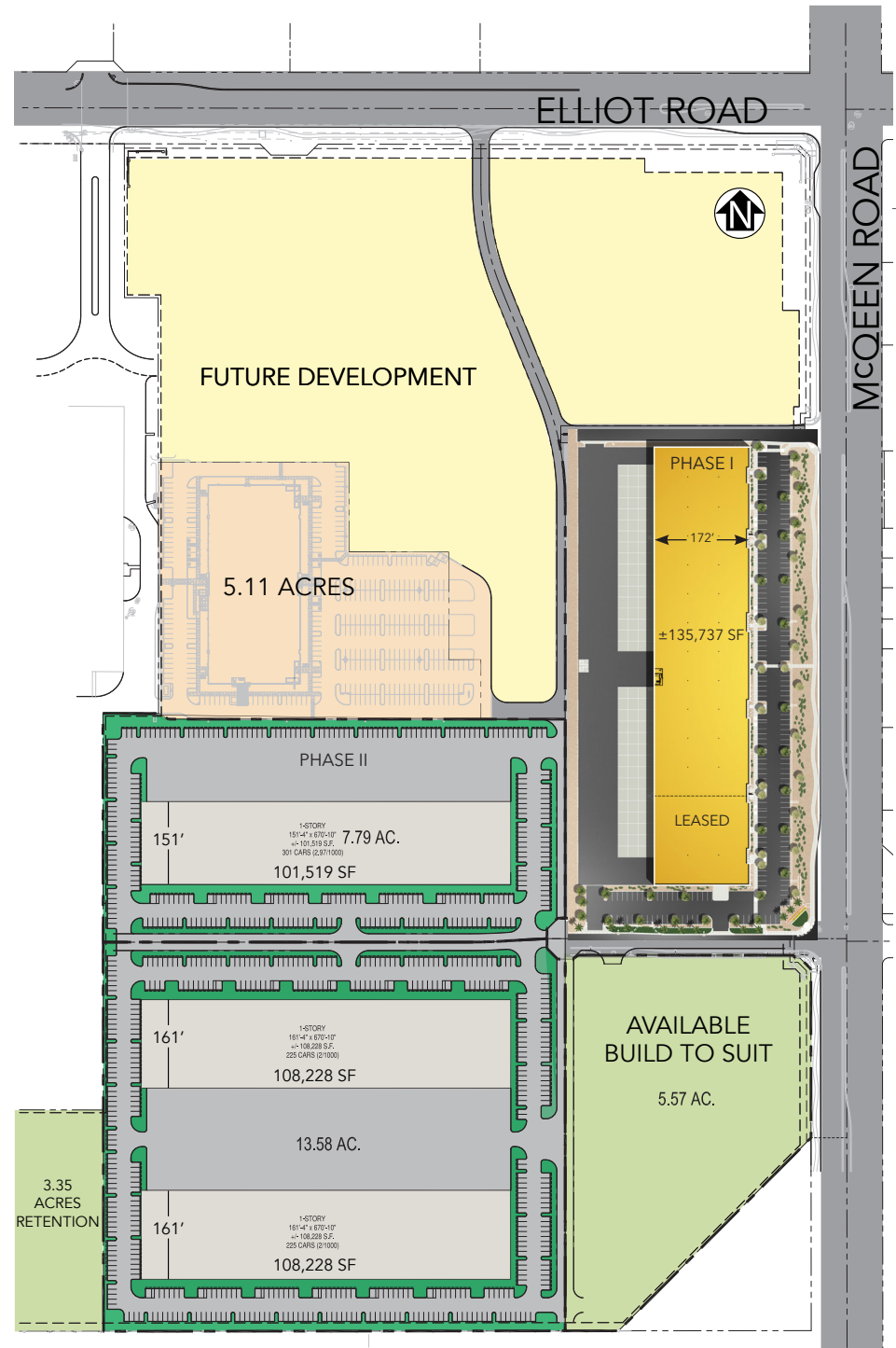
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PARK FEATURES

- Master Planned Industrial Park
- Total Size 63.4 Acres
- Build to Suit Opportunities
- Sites from 3 Acres to 25 Acres
- Zoned LI - Town of Gilbert
- Easy Access to US 60 Freeway
- Large Employment Base Nearby
- Multiple Ingress/Egress Locations
- Common Retention Area Affords Better Site Coverage

BUILDING FEATURES

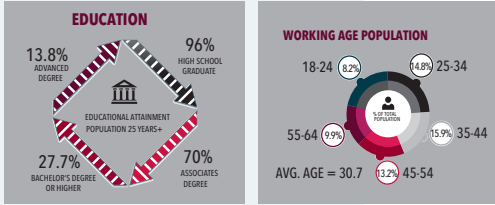
- Speculative Building Phase I - ±135,737 SF
- **±108,082 Available**
- Divisible to ±18,000 SF
- 32' Clear Height
- 52' x 60' Column Spacing
- 4 Grade Level Doors
- 40 Dock Doors
- ESRF
- McQueen Frontage
- ±3,000 Amps Power (277/480v)
- 135' Secure Loading Courts
- 172' Deep
- Part of 10.98 Acre Site





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GILBERT OVERVIEW



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RADIUS MAP



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GILBERT SPECTRUM

HERITAGE MARKETPLACE (2 MILES)



AMENITY MAP

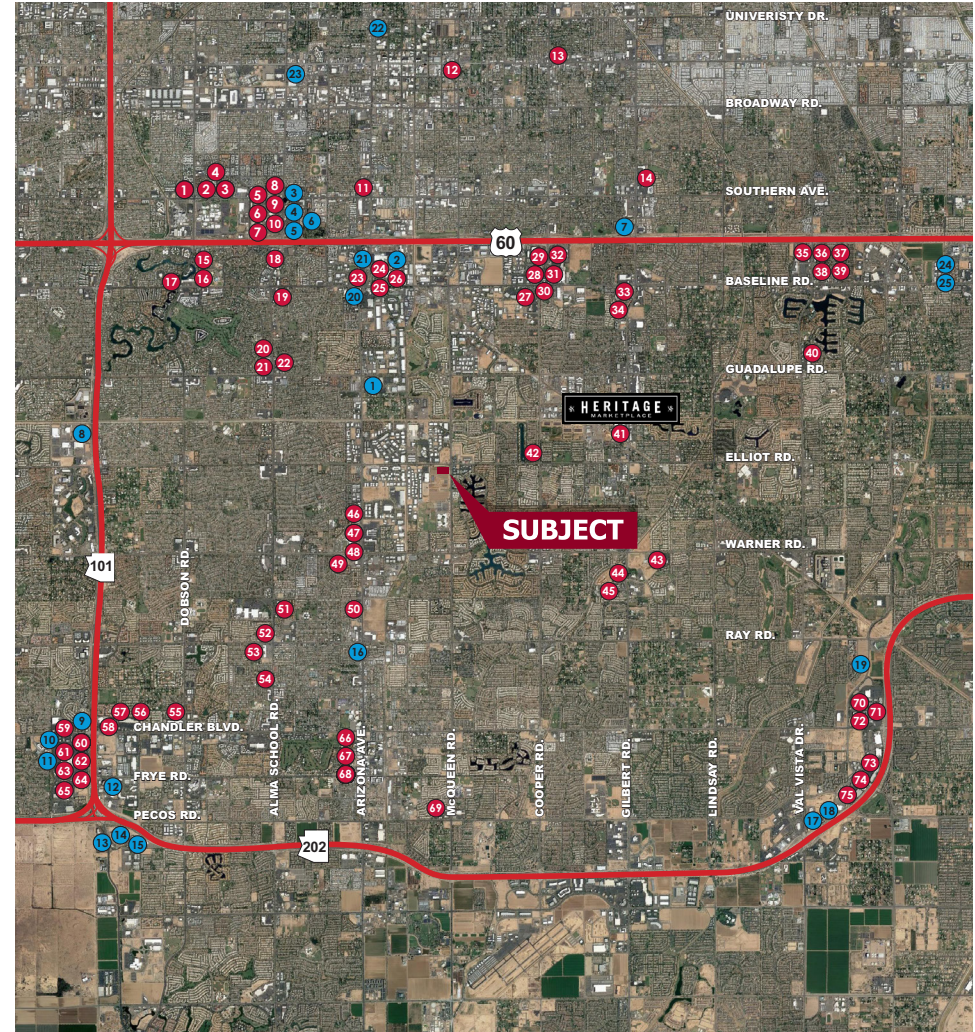


Restaurants

1. Oregano's Pizza
2. Village Inn
3. Pita Jungle
4. Jimmy John's
5. Sarku Japan
6. Olive Garden
7. Dutch Bros
8. Chipotle
9. In-N-Out
10. Red Lobster
11. Tom's BBQ
12. Pete's Fish & Chips
13. Denny's
14. Cici's Pizza
15. First Watch
16. Jamba Juice
17. Macayo's
18. Old Chicago
19. Applebee's
20. Angry Crab Shack
21. Dickey's BBQ
22. McDonald's
23. Streets of NY
24. Waffle House
25. Panda Express
26. Culver's
27. Jason's Deli
28. Bobby O
29. Red Robin
30. Rubio's
31. Texas Roadhouse
32. Mellow Mushroom
33. Black Bear Diner
34. Barro's Pizza
35. RA Sushi
36. Sauce Pizza & Wine
37. Pei Wei
38. Wildflower Bread Co.
39. Burger-Fi
40. Einstein Bros.
41. Postino's East
42. Blimpie's
43. Over Easy
44. IHOP
45. Buffalo Wild Wings
46. Jimmy John's
47. Julia's Mesquite Grill
48. Arby's
49. Hoosier Cafe
50. Pizza on 87
51. Dos Gringos Alma
52. Seksun Sushi
53. Thai Paradise
54. The Greek's Grill
55. Thai Rama
56. Cheddar's Scratch Kitchen
57. Chick-fil-A
58. Black Angus Steakhouse
59. Olive Garden
60. P.F. Changs
61. Kona Grill
62. The Keg Steakhouse
63. The Cheesecake Factory
64. Benihana
65. Chompie's Deli
66. La Stalla Cucina Rustica
67. El Zocalo Mexican Grill
68. Original Chop Shop
69. Filiberto's Mexican Food
70. Grimaldi's Pizzeria
71. Thirsty Lion
72. Famous Dave's BBQ
73. Kneader's Bakery
74. The Habit Burger Grill
75. Firehouse Subs

Hospitality

1. InTown Suites
2. Days Hotel
3. Courtyard By Marriott
4. La Quinta
5. Hilton Mesa
6. Fairfield Inn
7. Best Western Plus
8. Hilton Garden Inn
9. Residence Inn By Marriott
10. Hyatt Place Chandler
11. Element By Westin
12. Hilton Chandler
13. Courtyard by Marriott
14. Drury Inn
15. Homewood Suites
16. Best Western Inn
17. Hyatt Place Gilbert
18. Hampton Inn Gilbert
19. DoubleTree By Hilton
20. Extended Stay America
21. Holiday Inn
22. Marriott Mesa
23. EconoLodge
24. Residence Inn By Marriott
25. Hampton Inn & Suites



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