

FOR LEASE

65,531 SF on 5 Acres

1.5 Acres Excess Yard Space



1503 WEST SAN PEDRO STREET

1503

1503 WEST SAN PEDRO STREET | GILBERT, ARIZONA

MIKE HAENEL

Vice Chairman
+1 602 224 4404
mike.haenel@cushwake.com

ANDY MARKHAM, SIOR

Vice Chairman
+1 602 224 4408
andy.markham@cushwake.com

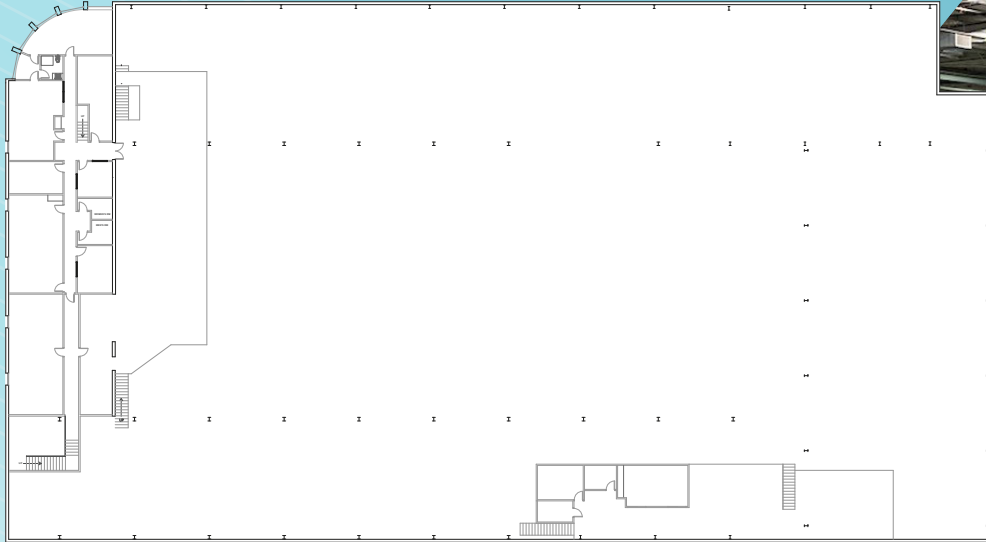
PHIL HAENEL

Executive Director
+1 602 224 4409
phil.haenel@cushwake.com



**CUSHMAN &
WAKEFIELD**

FLOOR PLAN



**Available
65,531 SF**



**Office
9,086 SF**



**Lot Size
5 Acres**



**Warehouse
Clearance 24'**



**LED
Lighting**



**Fully
Conditioned
Space**



2,500 Amps



**4 Grade Level
Doors**

LOCATION



GILBERT, **ARIZONA**

Total Population **271,521**

Median Age **34**

Median Home Value **\$315,047**



**Phoenix Sky Harbor
International Airport**
14.6 Miles



US 60 Freeway
3.2 Miles



Arizona is **ranked #4 for
economic momentum**
(State Policy Reports index)



**Top 5 state for projected
growth prospects**
(Forbes)

PROPERTY HIGHLIGHTS

- Newly renovated
- Fully air conditioned space
- Secured yard with motorized gate
- 1.5 acre excess yard
- Multiple access points
- 2,500 amps 120/208
- 4 grade level doors
- 24' clear height
- I-1 zoning
- Kasto automated storage tower
- 4 cranes (P&H Sigma 5-ton, General Hoist 2-ton, Ergo Lift 600lbs, Ergo Lift 400 lbs)
- 2 air compressors (Ingersoll Rand and Gardner Denver)
- 1 refrigerated air dryer (Gardner Denver)
- Hirsch access control security system with cameras throughout.
- Exterior landscape renovation completed.
- New asphalt parking lot with 42 spaces.

CORPORATE TENANT MAP



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For more information, please contact:

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+1 602 224 4409
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2555 E. Camelback Rd, Suite 400 | Phoenix, Arizona 85016
Tel: +1 602 954 9000 | Fax: +1 602 253 0528 | cushmanwakefield.com



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