



# SUNRISE INDUSTRIAL PARK FOR SALE/LEASE

115 N SUNWAY DR | GILBERT, AZ

**INDUSTRIAL BUILDING  
AVAILABLE FOR SALE/LEASE**

**±20,382 SF BUILDING  
±1.32 ACRE PARCEL**

**SINGLE TENENT  
INDUSTRIAL/WAREHOUSE SPACE**

**LEASE RATE  
\$0.82 NNN**

## EXCLUSIVE CONTACT

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SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.  
06 12 20



# SUNRISE INDUSTRIAL PARK FOR SALE/LEASE

## PROPERTY OVERVIEW

Building Size:	±20,382 SF
Area Size:	±1.32 Acres (±57,499 SF)
Lease Rate:	\$0.82 NNN
Sale Price:	Contact Agent
Building Type:	Single Tenant
Floors:	1
Parcel:	302-23-057
Air Conditioning:	EVAP
Grade Level Doors:	3 (12'x14')
Truck Wells:	2

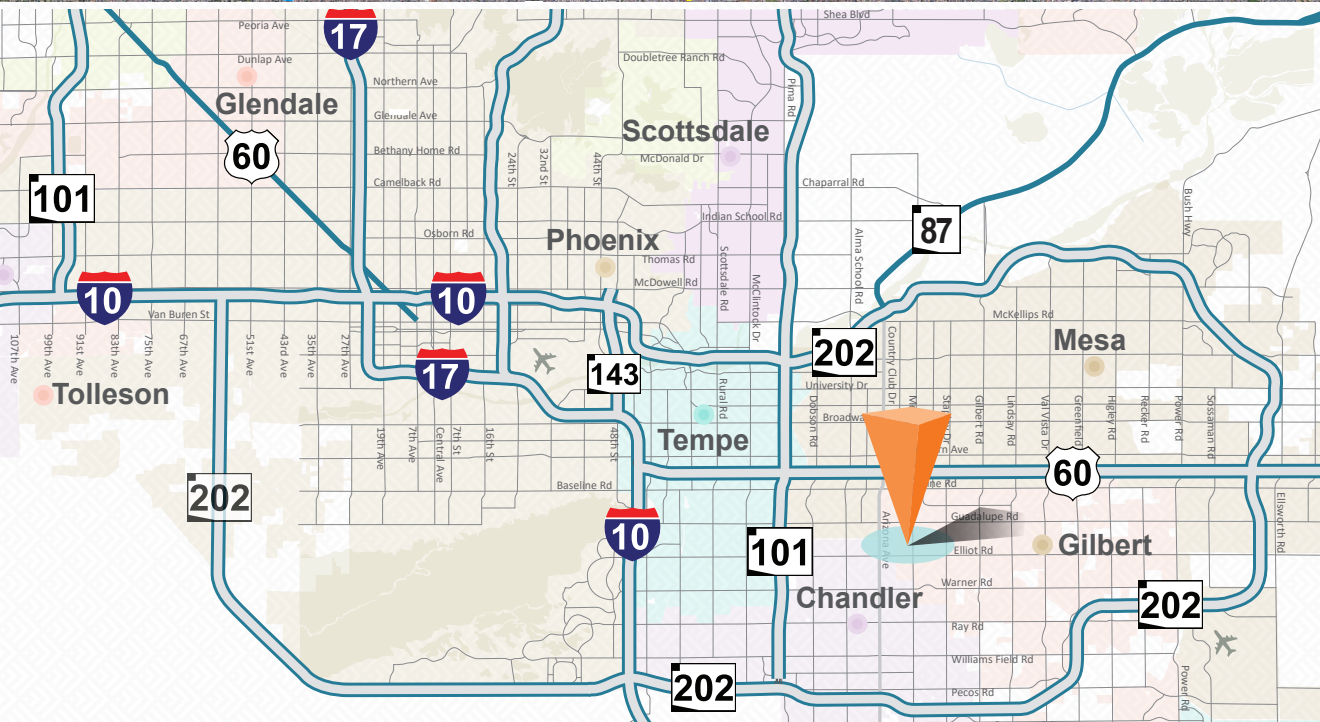
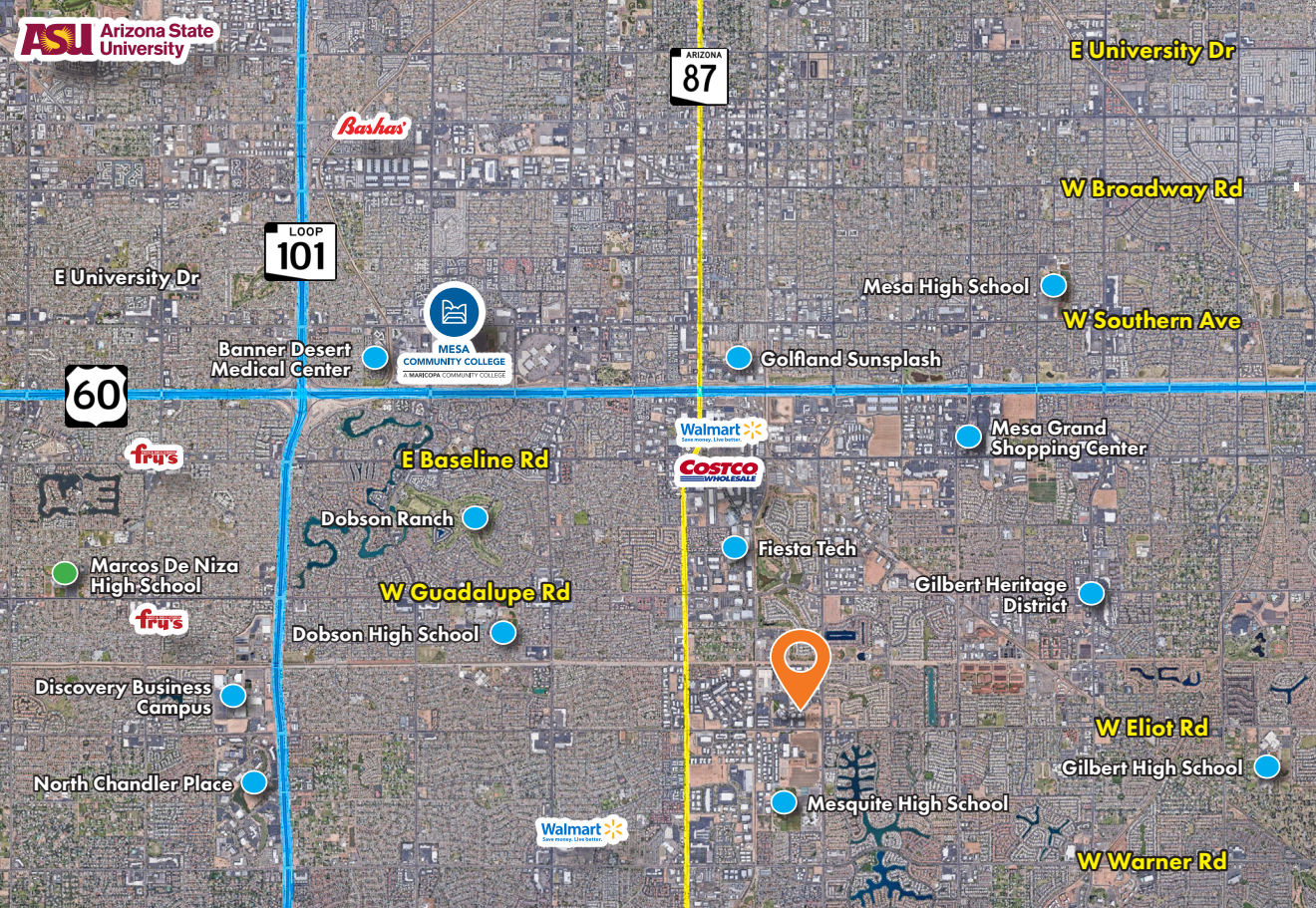
### Fire Supression Sprinklers

- Reception (1)
- Offices (4)
- Conference Rooms (1)
- Bull Pens (1)
- Restrooms (3)



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## DEMOGRAPHICS

**POPULATION**  
9,658 (1M)  
142,918 (3M)  
416,877 (5M)



**HOUSEHOLDS**  
3,489 (1M)  
52,097 (3M)  
149,606 (5M)



**AVG HH INCOME**  
\$80,181 (1M)  
\$68,206 (3M)  
\$64,355 (5M)



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 **COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected. 

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