



LENDER-OWNED

# 2288, 2290, 2328 W Guadalupe Road

GILBERT, AZ 85233




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## PROPERTY DESCRIPTION

<b>Property Address</b>	2288, 2290, 2328 W Guadalupe Rd Gilbert AZ 85233
<b>Property Type</b>	Class B Flex / R&D
<b>Zoning</b>	LI (Light Industrial)
<b>Size</b>	80,000 SF
<b>Land Area</b>	8.94 AC
<b>Floors</b>	One (1)
<b>Buildings</b>	Three (3)
<b>Occupancy</b>	0%
<b>Year Built</b>	2006
<b>Construction</b>	Steel frame & concrete dual paned tinted glass
<b>Clear Height</b>	20'
<b>Roof</b>	Flat, build-up roofing system with elevated parapet walls
<b>Parking</b>	6.11:1,000 parking ratio 489 free surface spaces (75% secured and gated)
<b>APN Number</b>	302-09-526
<b>Auction Link</b>	
<b>Auction Date</b>	12/06/2017



## DEMOGRAPHICS



AVERAGE  
HH INCOME

\$67,880



PROJECTED  
HOUSEHOLDS

55,721



ESTIMATED  
POPULATION

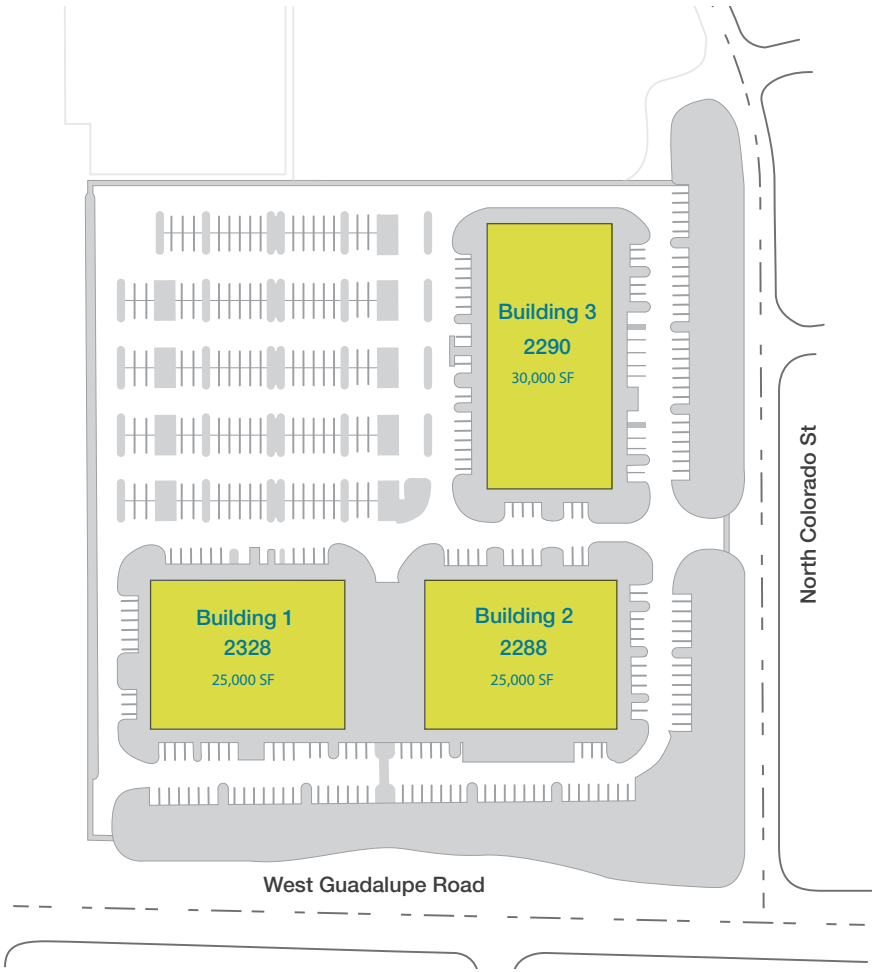
148,405

3 mile radius

AERIAL OVERVIEW



SITE PLAN



TOTAL GROSS BUILDING SIZE  
80,000 SF

SITE  
8.94 AC

PARKING SPACES  
489  
(6.11:1,000)

BUILDINGS  
3

### Investment Contacts

Kidder Mathews

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