

# Gilbert Crossroads Business Park

GILBERT, ARIZONA 85286

## FOR LEASE



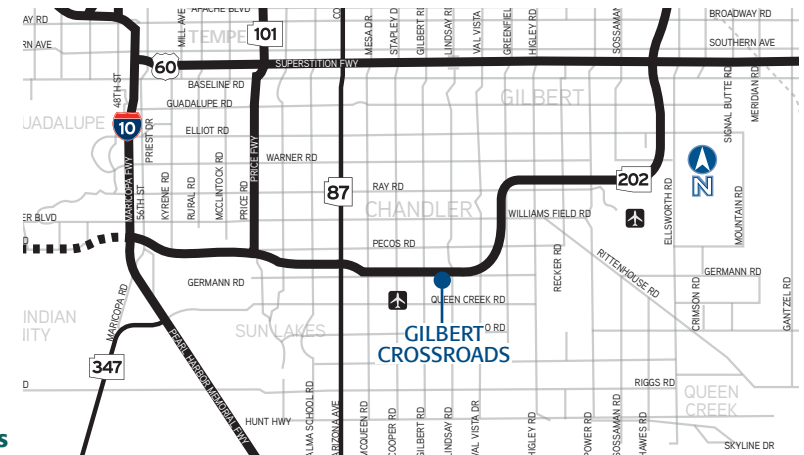
### PROPERTY FEATURES

- 317,979 Square Feet in Four Buildings
- Space sizes from 11,671 SF to 103,298 SF
- Abundant 277/480V Power
- Clear Height Up To 30'
- Floor Thickness: 7"
- Full Concrete Truck Court
- Cox Business Services & Century Link Available
- ESFR Sprinkler Systems
- 60 Mil TPO Roof Membrane

- Approximately 3/4 Mile to Full Diamond Interchange at Loop 202 Freeway & Gilbert Rd
- Future Full Diamond Interchange Planned at Lindsay & 202 Freeway (Less than One Mile from Site)
- 1/4 Mile from Over 1.2 Million SF of Retail Amenities
- Within a highly educated workforce
- Desirable Rapid Growth Area
- Stable, Professional Ownership (NYSE: EGP)

### SHELL INCLUDES

- **R-38 Insulation** | ■ **Painted Interior Walls**
- **LED Warehouse Lighting** | ■ **Insulated Loading Doors**



DEVELOPED, OWNED & MANAGED BY

**EASTGROUP**  
PROPERTIES

www.eastgroup.net

For more information, please contact:

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## MASTER SITE PLAN



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**BUILDING A:** 425 E. Germann Road  
 Size: 57,586 SF  
 Bay Width/Depth: 52' x 130' Typical  
 Parking: 124 Spaces  
 Clear Height: 24'  
 Column Spacing: 52' x 40' Typical  
 Divisibility: 11,960 SF  
 Loading: 20 Dock, 6 Grade  
 Truck Court: 180' Shared  
 Power: 2,000 Amps 277/480V

**BUILDING C:**  
 Size: 74,948 SF  
 Bay Width/Depth: 52' x 140' Typical  
 Parking: 151 Spaces  
 Clear Height: 24'  
 Column Spacing: 52' x 40' Typical  
 Divisibility: 14,560 SF  
 Loading: 23 Dock, 6 Grade  
 Truck Court: 180' Shared  
 Power: 2,400 Amps 277/480V

**SHELL INCLUDES: R-38 Insulation | Painted Interior Walls | LED Warehouse Lighting | Insulated Loading Doors**

**BUILDING B:** 435 E. Germann Road  
 Size: 82,147 SF  
 Bay Width/Depth: 52' x 160' Typical  
 Parking: 102 Spaces  
 Clear Height: 30'  
 Column Spacing: 52' x 50' Typical with 60' Speed Bay  
 Divisibility: 16,640 SF  
 Loading: 26 Dock, 4 Grade  
 Truck Court: 180' Shared  
 Power: 3,000 Amps 277/480V

**BUILDING D:**  
 Size: 103,298 SF  
 Bay Width/Depth: 52' x 180' Typical  
 Parking: 135 Spaces  
 Clear Height: 30'  
 Column Spacing: 52' x 60' Typical  
 Divisibility: 18,720 SF  
 Loading: 30 Dock, 4 Grade  
 Truck Court: 180' Shared  
 Power: 3,600 Amps 277/480V

Demographics Overview			
Town of Gilbert - 2018 Population:	250,000+		
Town of Gilbert - 2018 Housing Units:	±72,500		
Population (Surrounding Site)	2 Mile Radius	3 Mile Radius	5 Mile Radius
2018 Total Population:	30,947	68,876	267,268
Est. 2023 Population:	34,044	75,162	290,189
Est. Pop Growth 2018-2023:	10%	9.13%	8.58%
Median Age:	33.10	34.10	34.80
Households (Surrounding Site)			
2018 Total Households:	9,666	22,308	89,344
Est. HH Growth 2018-2023:	9.93%	8.92%	8.60%
Median Household Income:	\$104,151	\$104,643	\$92,861
Avg Household Size:	3.20	3.10	3.00
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing (Surrounding Site)			
Median Home Value:	\$333,344	\$326,199	\$293,196
Median Year Built:	2005	2003	2001

With attractive demographics, award-winning amenities, strategically identified business incentives, and high-profile developments, Gilbert offers immediate, attainable economic opportunity for industry-leading companies.

Gilbert's current population of 250,000+ doubled every five years from 1980-2000. By 2030, Gilbert is expected to be fully built out, with an anticipated population of over 300,000. While Gilbert is growing to be one of the largest municipalities in Arizona, the community remains youthful and vibrant. With a median age of 33.6 and 68 percent of the population under the age of 45, Gilbert provides an abundant pipeline of talent to support the growth of business and industry.

Key industries include:

- Bio Technology & Life Sciences
- Advanced Business Services
- Clean Technology & Renewable Energy
- Aerospace & Aviation
- Manufacturing

\*Source: Town of Gilbert Economic Development Department/CoStar

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