



# INDUSTRIAL FOR SALE

1355 N MCQUEEN RD | GILBERT, AZ

**NEWLY REMODELED INDUSTRIAL  
AVAILABLE FOR SALE**

**±3,416 SF BUILDING  
WITH GATED YARD**

**±0.77 ACRE LOT  
ZONED LI**

**SALE PRICE  
\$725,000.00**

## EXCLUSIVE CONTACTS

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CRPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.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.  
03 16 20

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## PROPERTY OVERVIEW

Building Size:	±3,416 SF
Lot Size:	±0.77 Acres (±33,808 SF)
Sale Price:	\$725,000 (\$21.44 PSF)
Floors:	2
Zoned:	LI

New Interior/Exterior Paint

Exterior Landscaping (Low Maintenance Plants & Synthetic Turf)

New Asphalt

Fresh Seal Coat/New lines on remainder of parking

New 19 SEER HVAC System

New Interior Flooring

New Bathroom Vanities/Fixtures

New LED Lighting

Gated Yard

±1,000 SF Shop in Back with 8' x 7' roll up door & man door (has power)

Plans for a 45' x 50' Detached Warehouse Building



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## UPSTAIRS

- 3 Bathrooms (1 Main ADA, 2 in other rooms)
- Main Lobby Reception Room
- Large Executive Office with Private Courtyard
- Conference Room/Office
- Small Office with Large Filing Storage
- Printer/Filing Room
- Large Showroom

## DOWNSTAIRS

- Break Room (with under stair storage room)
- 1 Bathroom
- 4 Large Offices
- 1 Large Bull Pen/Meeting Room
- AV/Storage Room
- Private Exterior Entrance to Downstairs & Staircase to Upstairs

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## DEMOGRAPHICS

**POPULATION**  
6,158 (1M)  
156,267 (3M)  
441,894 (5M)



**HOUSEHOLDS**  
2,367 (1M)  
55,670 (3M)  
161,749 (5M)



**AVG HH INCOME**  
\$57,609 (1M)  
\$54,346 (3M)  
\$57,714 (5M)



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