

2288 2290 & 2328 WEST GUADALUPE

GILBERT, ARIZONA

FOR SALE OR LEASE



**3-Building
Complex**



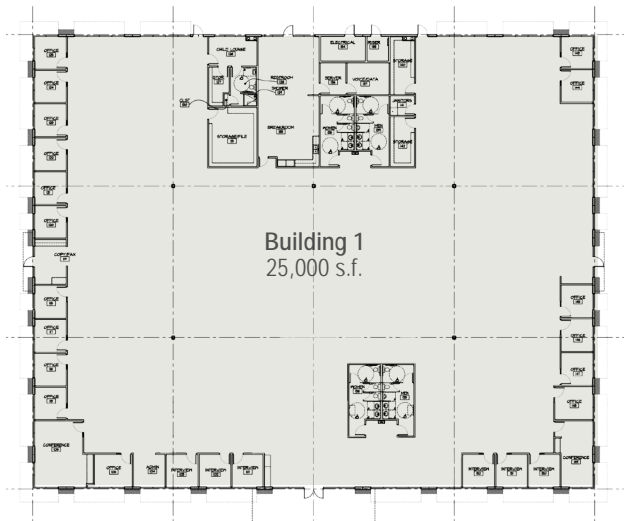
**Excellent Freeway
Access**



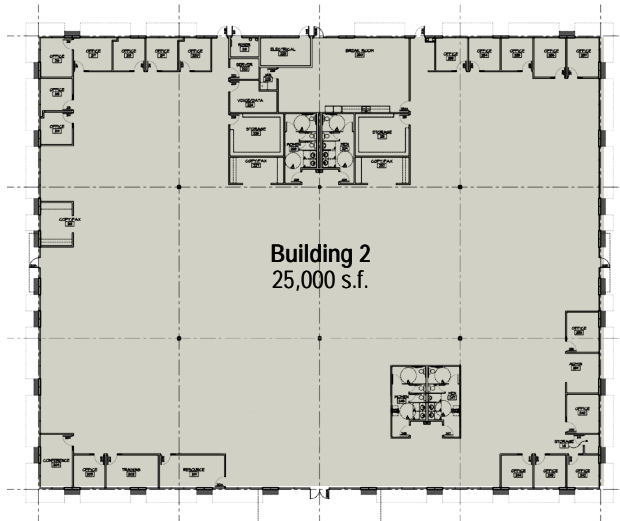
**6.11 per 1,000 SF
Parking Ratio**



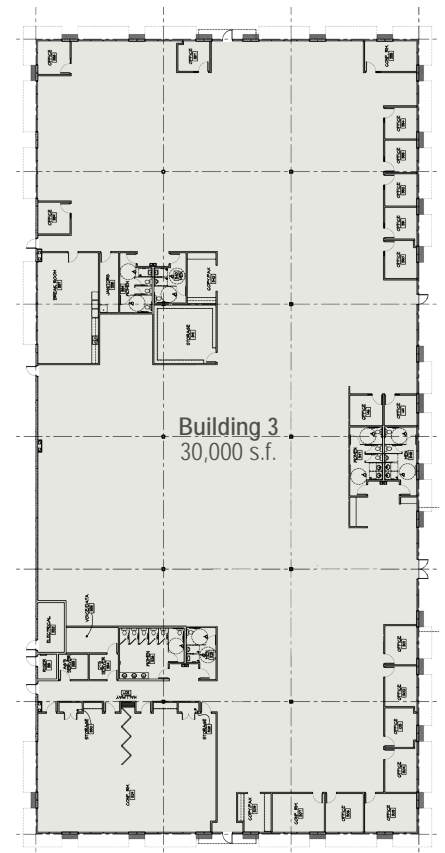
PROPERTY PROFILE



Building 1 – 2328 West Guadalupe Road



Building 2 – 2288 West Guadalupe Road



Building 3 – 2290 West Guadalupe Road

- + **Building 1** - 2328 West Guadalupe - 25,000 s.f.
Sale price - \$135 p.s.f.
- + **Building 2** - 2288 West Guadalupe - 25,000 s.f.
Sale price - \$135 p.s.f.
- + **Building 3** - 2290 West Guadalupe - 30,000 s.f.
Sale price - \$130 p.s.f.

BUILDING FEATURES:

- + Lease Rate: \$15.00 p.s.f., NNN
- + Tenant Improvements:
Negotiable
- + Built: 2006
- + Site Area: ±8.94 net acres
- + Parking: 489 total spaces;
6.11/1000 ratio (75% of which
is secured & gated)
- + Zoning: LI (Light Industrial),
Town of Gilbert
- + Construction: Stone-clad, tilt-up
concrete with solar screen,
dual-paned tinted glass

UTILITIES:

- + Water/Sewer - Town of Gilbert
- + Electricity - SRP
- + Gas - Southwest Gas





For more information:

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