## ±11,002 SF Freestanding Industrial Building with Fenced Yard

LIL

264

## 264 S. Hamilton Place Gilbert, Arizong 85233

FOR LEASE

## Features

- ±11,002 SF Freestanding Industrial Building (±2,400 SF Office)
  Reception, 7 Offices, Conference Room, Breakroom, 2 Restrooms
- Fenced Yard
- 120/208 V, 600 AMPS, 3 Phase Power
- (2) Grade Level Doors
- 16' Clear Height
- Zoning: LI-1, Town of Gilbert
- Just South of Elliot Rd, Between Arizona Ave & McQueen Rd
- Easy Access to US-60 & SR-87

For More Information, Please Contact:

Eric Jones D 480.966.8671 M 602.291.9400 ejones@cpiaz.com Leroy Breinholt D: 480.966.6593 M: 602.377.4687 lbreinholt@cpiaz.com



Locally Owned, Globally Connected, EGREAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301 SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

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110'.75"

e elliot rd

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