

# Available



**FREEWAY  
EXPOSURE**

**±34,826 - 88,729 SF available**

202 Business Park  
596 E. Germann Road



Jones Lang LaSalle Americas, Inc.  
License #: CO508577000

# Building features

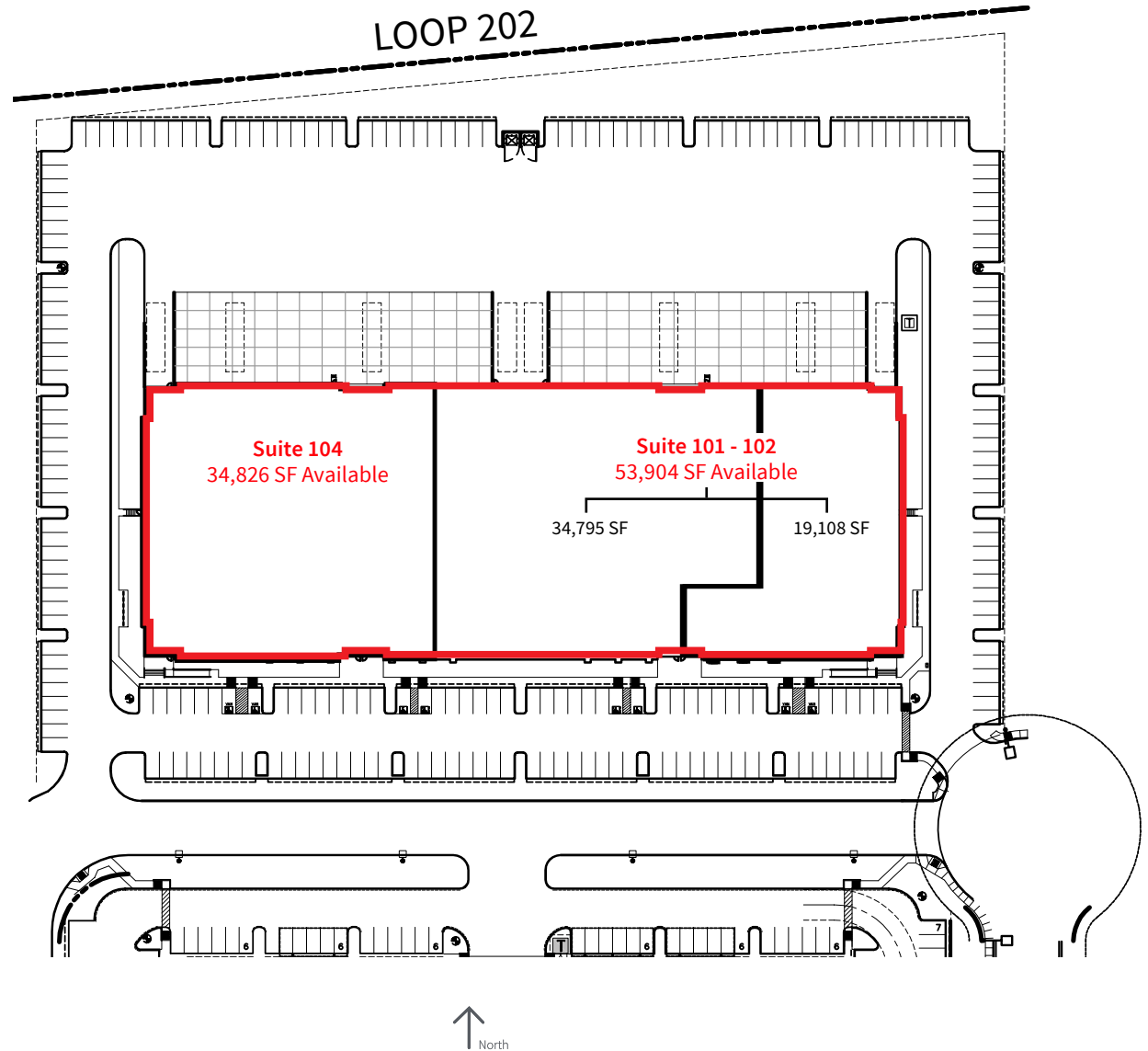
- ±88,775 SF building
- Freeway exposure
- 2400 Amps. 277/480 Volt power (expandable to 3000 Amps)
- 1.5 acre private truck court
- 30' Clear Height
- ESFR sprinkler system
- 2.6:1000 parking ratio
- T-8 lighting throughout
- Zoning LI, Light Industrial Town of Gilbert
- Adjacent to 1 MSF of retail
- Full diamond interchange at Gilbert Road and Loop 202

## Suite 104

- ±34,826 SF available
- ±2,480 SF office
- End cap suite
- 10 dock high loading doors
- 1 grade level door
- Partially air conditioned warehouse

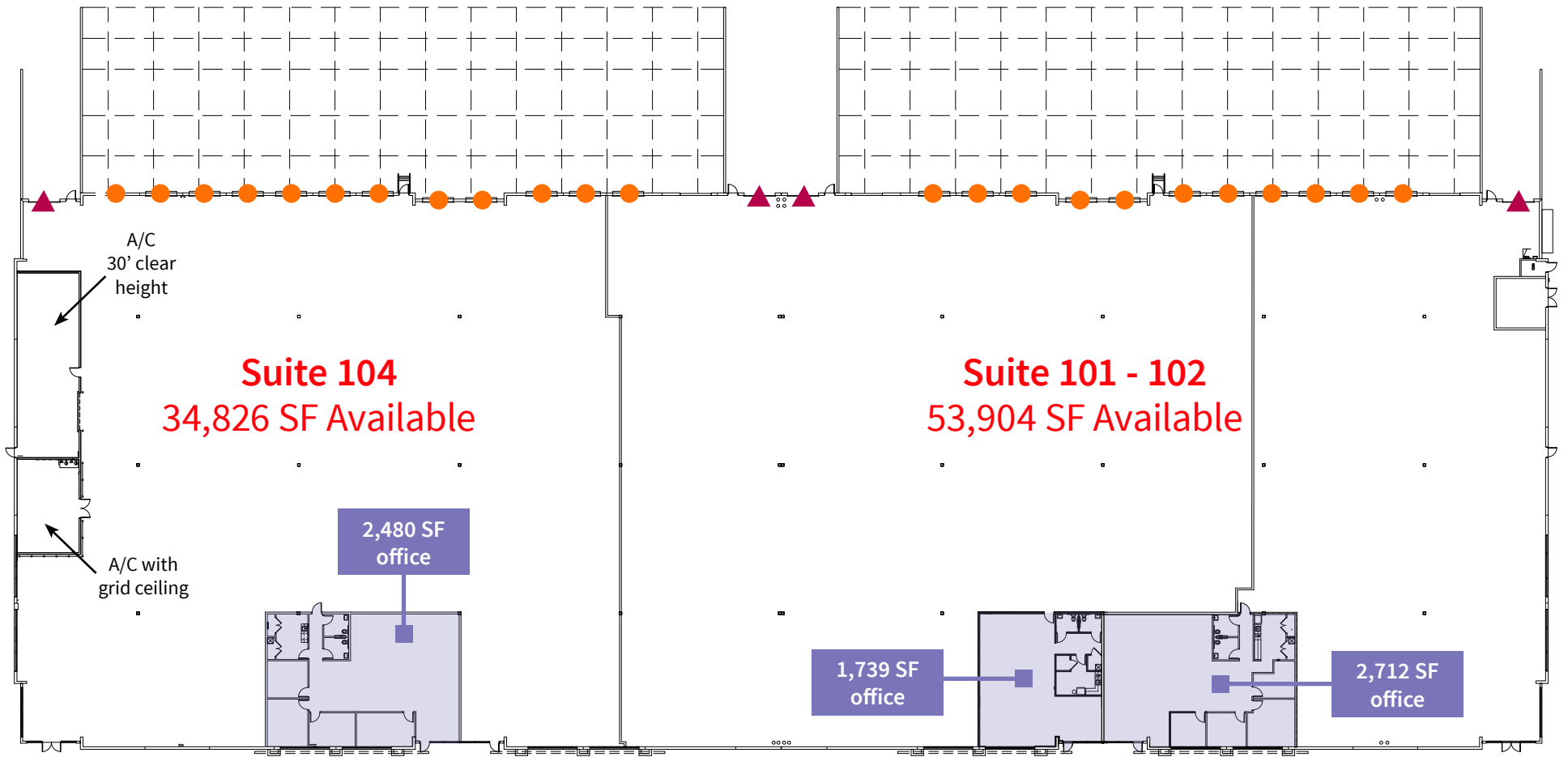
## Suite 101 - 102

- ±53,904 SF available
- ±4,451 SF office
- 12 dock high loading doors
- 3 grade level doors



# Floor plan

596 E. Germann Road  
±34,826 - 88,729 SF available



- ▲ Grade level loading
- Dock high loading





**For additional information:**

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