



**MHG Commercial**

*Driven. Different. Dark Horse.*

1702 E McNair Drive

Tempe, AZ 85283 | United States

[mhgcommercial.com](http://mhgcommercial.com)

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# *Development Opportunity*

## **Shovel-Ready Industrial Office Project**

**640 & 650 N Golden Key St  
Gilbert, AZ 85233**

*Buy the dirt. Own the plans. Start building.*

MHG Commercial is pleased to present an exceptional development opportunity located at 640 & 650 N Golden Key Street in Gilbert, Arizona. This fully entitled industrial site offers buyers a rare chance to bypass the costly and time-consuming entitlement process and move directly to construction.

The seller has invested approximately two years securing approved architectural plans and permits for a new  $\pm 6,076$  square foot office and warehouse facility. These approvals are available for purchase for an additional \$100,000, creating immediate value for an owner-user or investor.

With estimated construction costs of approximately \$2,000,000, this opportunity provides a clear path to developing a high-quality industrial asset in one of the most desirable and supply-constrained industrial submarkets in the Phoenix metropolitan area.



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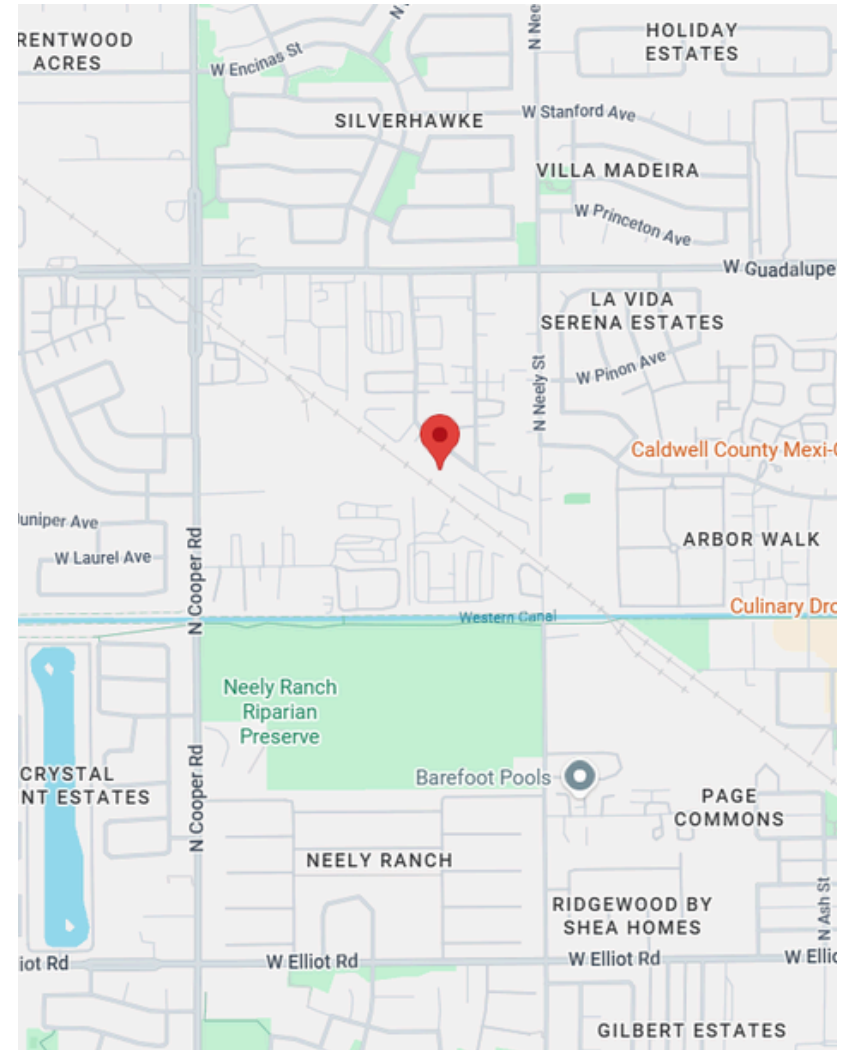
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# INVESTMENT HIGHLIGHTS

- Prime Gilbert Industrial Location
- Fully Entitled Development Site
- Approved Plans & Permits Available
- Two Years of Entitlement Work Completed
- Plans Valid Through December 31, 2027
- ±44,000 SF (±1.01 Acres)
- Light Industrial (LI/I-1) Zoning
- Approved ±6,076 SF Office/Warehouse Building
- Estimated Construction Cost: \$2,000,000
- Ideal for Owner-Users, Contractors, and Investors

Detail	Information
Address	640 & 650 N Golden Key Street, Gilbert, AZ
APNs	302-15-044 & 302-15-045
Lot Size	±44,000 SF (approx. 1.01 acres)
Zoning	Light Industrial (LI / I-1)
Building Size	±6,076 SF
Occupancy	Office (B) & Warehouse (S-1)
Parking	18 spaces
Building Cost	estimated at \$2,000,000
Vacant Land	\$1,000,000



# APPROVED BUILDING PROGRAM

Advantage	Benefit to Buyer
Entitlement Work Completed	Skip approximately two years of planning, engineering, and municipal approvals.
Approved Plans & Permits	Move directly into construction with approvals already in place.
Reduced Development Risk	Eliminate uncertainty surrounding design and permitting.
Known Construction Budget	Estimated \$2,000,000 build cost provides underwriting clarity.
Valid Approvals Through 12/31/2027	Ample time to begin construction.
Accelerated Timeline	Potentially save 18–24 months versus starting from raw land.
Immediate Value Creation	Acquire a shovel-ready project rather than just vacant land.
Professional Design Package	Includes architectural, engineering, structural, MEP, and landscape plans.

## Components

Office Area    3,968 SF  
Warehouse    2,000 SF

## Additional Improvements

- Secure sliding gate
- 18 parking spaces
- 2 ADA parking spaces
- 4 bicycle spaces
- Employee shaded amenity area
- Decorative landscaping
- Trash enclosure
- Site lighting
- Security features

# IDEAL BUYER PROFILES

## Owner-Users

Businesses seeking to build a custom headquarters with a modern office and warehouse layout.

## Contractors & Trades

Electrical, plumbing, HVAC, landscape, and specialty contractors needing office, yard, and warehouse functionality.

## Investors/Developers

Opportunity to construct a high-demand industrial asset in a land-constrained submarket.

## Build-to-Suit Users

Ability to deliver a purpose-built facility for a long-term occupant.

# GILBERT INDUSTRIAL MARKET ADVANTAGES

Gilbert continues to attract strong business growth due to its strategic location, high-income demographics, and business-friendly environment.

## Location Benefits

- Near Guadalupe Road and Cooper Road
- Minutes to US-60 and Loop 202
- Convenient access to the East Valley labor pool
- Proximity to Mesa, Chandler, Tempe, and Phoenix
- Strong surrounding industrial user base

## Business-Friendly Environment

Gilbert has become one of Arizona's most sought-after municipalities for industrial and flex businesses due to quality infrastructure and a highly supportive economic climate.



# AREA DEMOGRAPHICS AND ECONOMIC DRIVERS



The East Valley remains one of the fastest-growing regions in Arizona, supported by:

- Semiconductor manufacturing expansion
- Technology and aerospace growth
- Strong population growth
- High household incomes
- Limited industrial land supply

Nearby employers include:

- Intel
- Boeing
- Northrop Grumman
- Banner Health
- Honeywell
- Meta



## Competitive Advantage

Most buyers face one of two options:

1. Purchase raw land and spend years obtaining approvals.
2. Buy an existing building and compromise on layout and functionality.

This opportunity offers the best of both worlds:

- Custom new construction
- Approved plans in place
- Accelerated timeline
- Reduced entitlement risk



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MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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