



**FOR LEASE | INDUSTRIAL**

# INDUSTRIAL OFFICE-WAREHOUSE

219 S William Dillard Dr, Unit 143, Gilbert, AZ 85233

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## PROPERTY SUMMARY

Available SF:	4,023 SF
Lease Rate:	\$1.35 SF/month (NNN)
Building Size:	12,490 SF
Ceiling Height:	16.0 FT
Year Built:	2005
Zoning:	LI - Light Industrial
Cross Streets:	Elliott Rd & McQueen Rd
Traffic Count:	21,407

## PROPERTY OVERVIEW

Industrial warehouse, end cap unit 143 for lease, located in Building 4 of the Gilbert Commons Business Center. 4,023 SF (2,613 SF Unit + 1,410 S Mezzanine) & 981 SF Fenced Yard. Located near Elliot and McQueen Rd on William Dillard Drive. Close proximity to US 60 and Loop 101

## PROPERTY HIGHLIGHTS

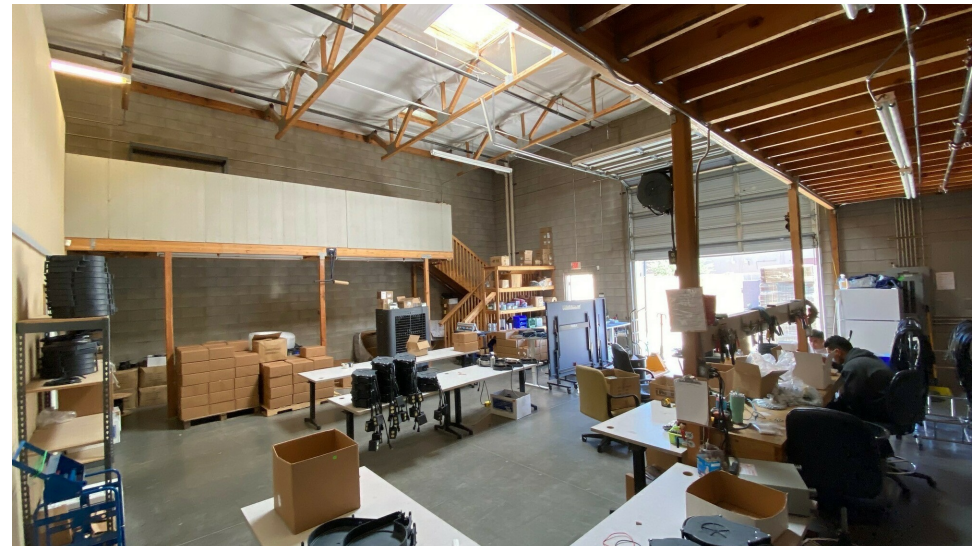
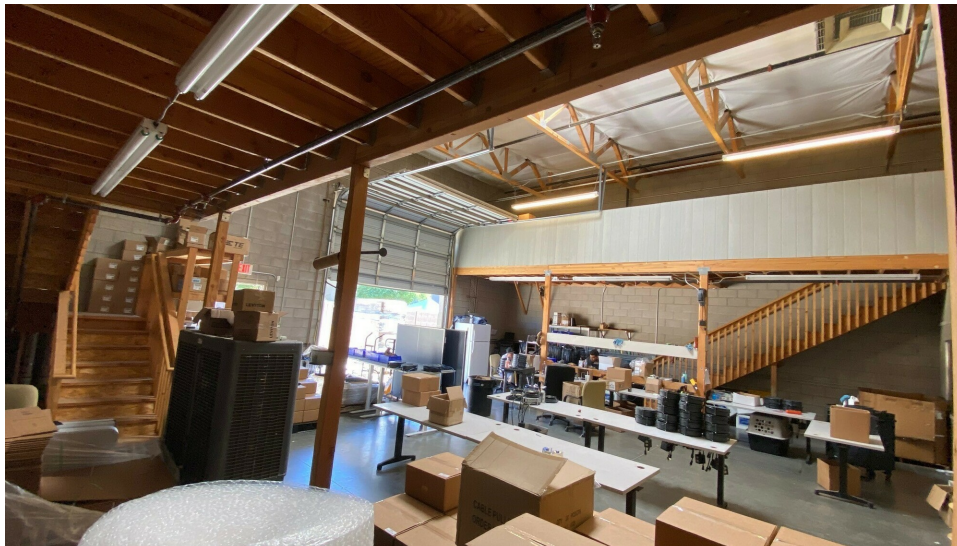
- Build out includes: Reception, 3 offices, Break Room, Bullpen, Restrooms, Warehouse
- Constructed 2005
- 16' Clear Height
- 10' x 12' Ground level door
- Power 400-800A/120-208V 3P Heavy
- Evaporative Cooling



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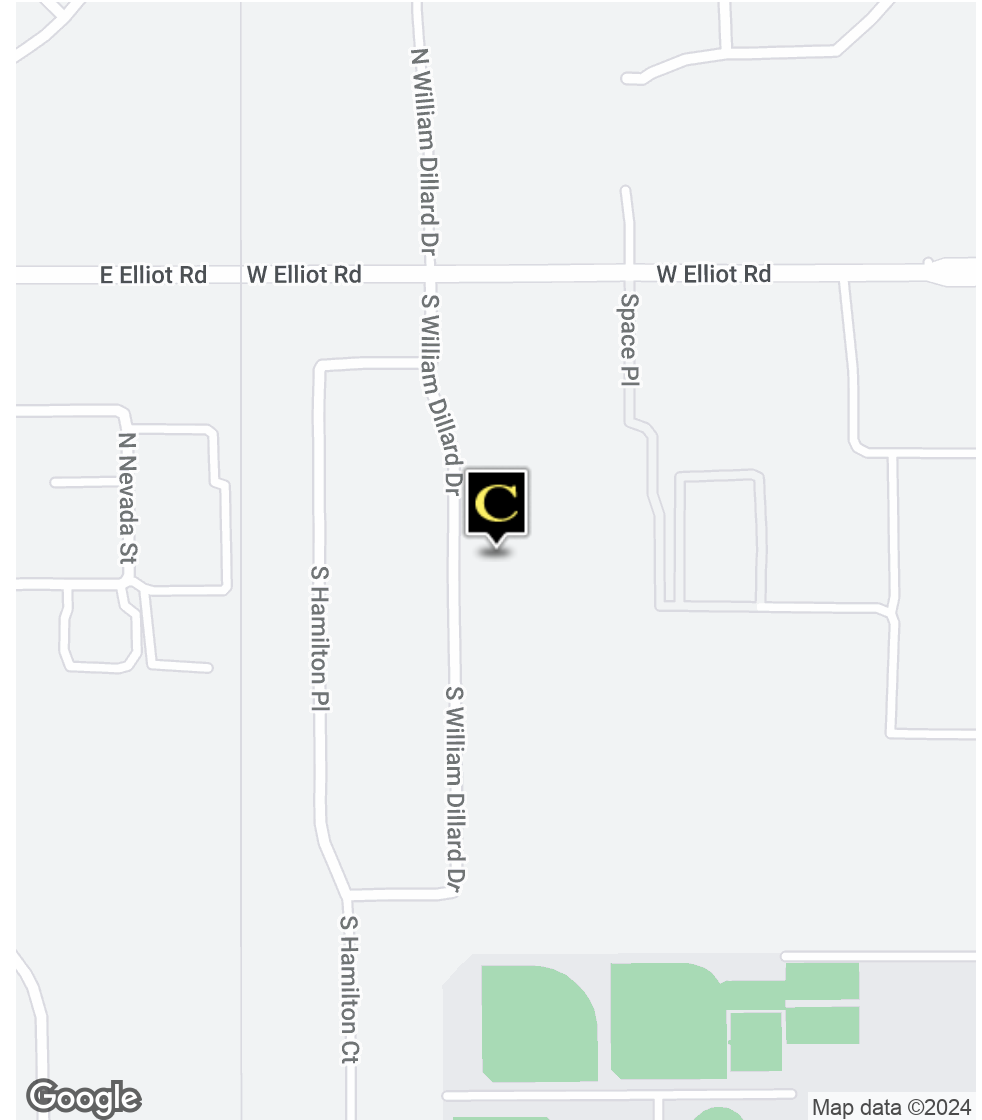
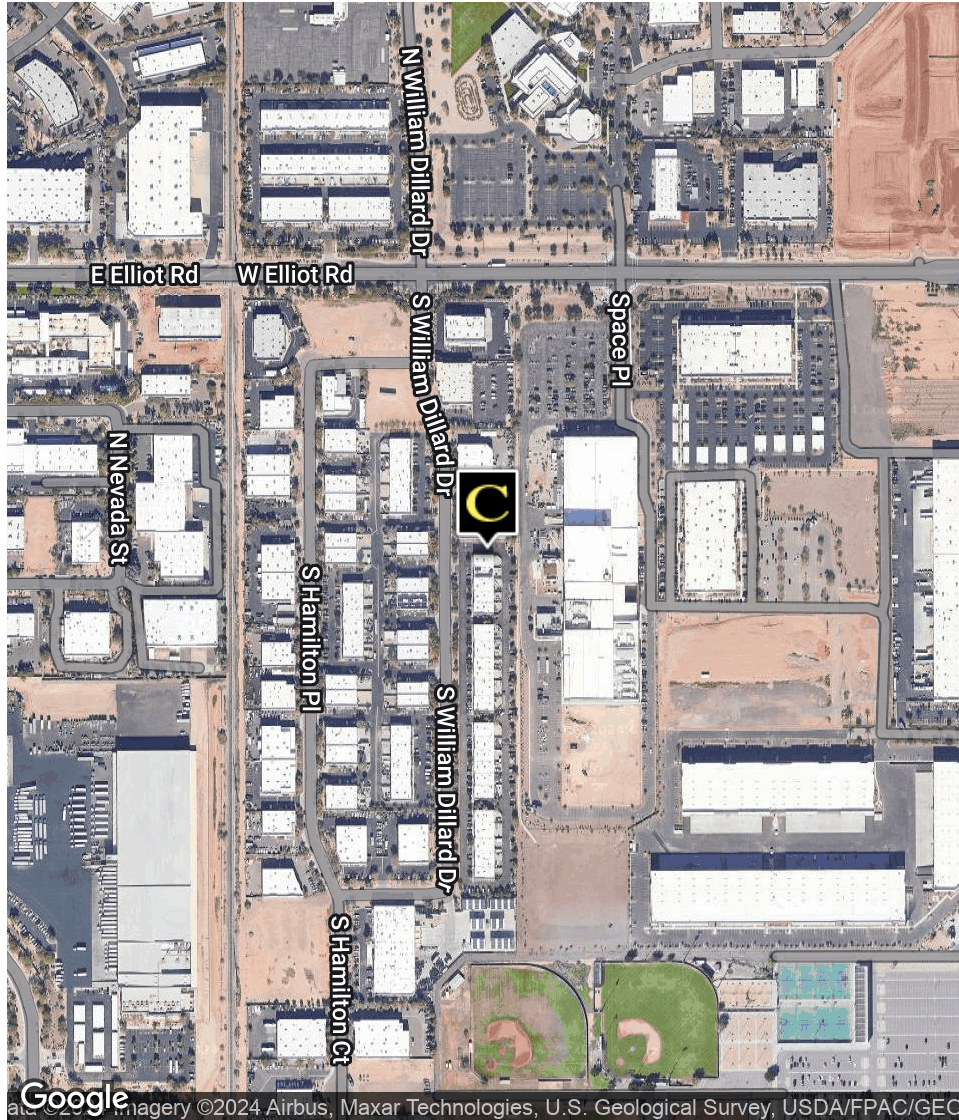
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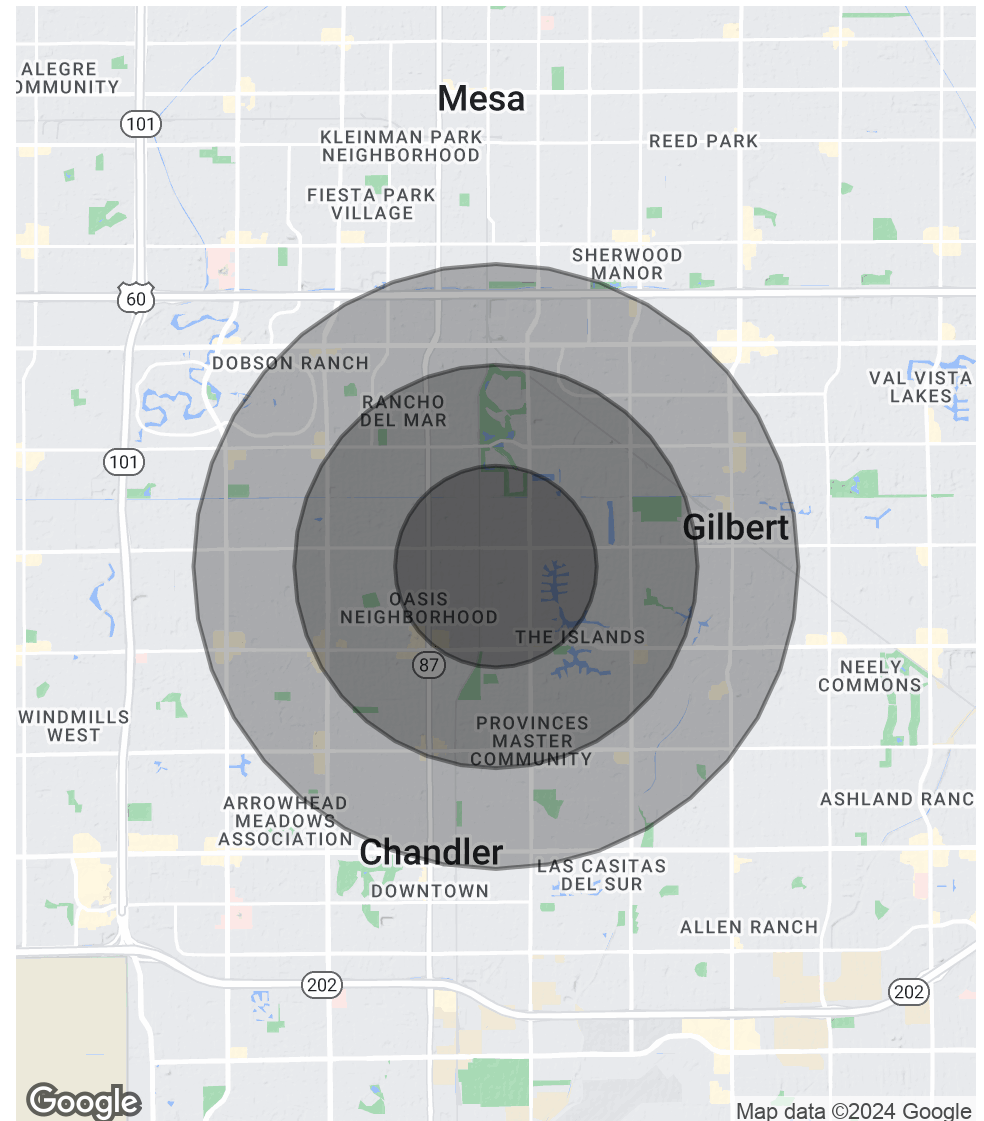
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,321	55,562	131,390
Average Age	36.1	36.9	35.8
Average Age (Male)	36.5	36.8	35.3
Average Age (Female)	37.4	38.5	37.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,141	22,493	51,040
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$88,101	\$87,082	\$83,144
Average House Value	\$276,525	\$265,169	\$259,530

\* Demographic data derived from 2020 ACS - US Census



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