

FOR LEASE

714 N MONTEREY ST
GILBERT, AZ 85233



NOW AVAILABLE!

OWNERSHIP IS DOING A FULL REMODEL: NEW PARKING LOT, PAINT, GATES, ETC!

***ADDITIONAL NOTES ON FULL RENOVATIONS ON PAGE 3

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OFFERING DETAILS



BUILDING SIZE:
±11,534 SF



LEASE RATE:
\$1.19/SF NNN



ZONING:
LI, Gilbert



LOT SIZE:
±28,000 SF



YEAR BUILT:
1986



PARCELS:
302-15-048



YEAR RENOVATED:
2025

PROPERTY HIGHLIGHTS

- 1,100 amps 120/208 volts
- Wet Sprinklers
- 11% office / 89% warehouse
- Five (5) grade level doors (10'x12')
- Add on warehouse grade level door (10'x10')
- 16'4" clear height
- Secured yard
- One (1) warehouse office
- Five (5) private offices
- One (1) warehouse bathroom
- Three (3) bathrooms in office
- Mezzanine office
- Built in spray booth
- Large kitchen breakroom area
- Showroom
- Reception area
- Vinyl flooring
- Private offices
- Skylight
- Breakroom



RENOVATION PHOTOS



RECENT RENOVATIONS

- Exterior paint
- Interior paint
- New parking lot
- Epoxy floor in warehouse
- New EVAP coolers
- Recently serviced HVAC units
- New flooring in breakroom
- Spray room can be made into a secured parts & inventory room
- New insulation and scrim
- New toilets, sinks, and faucets in all bathrooms

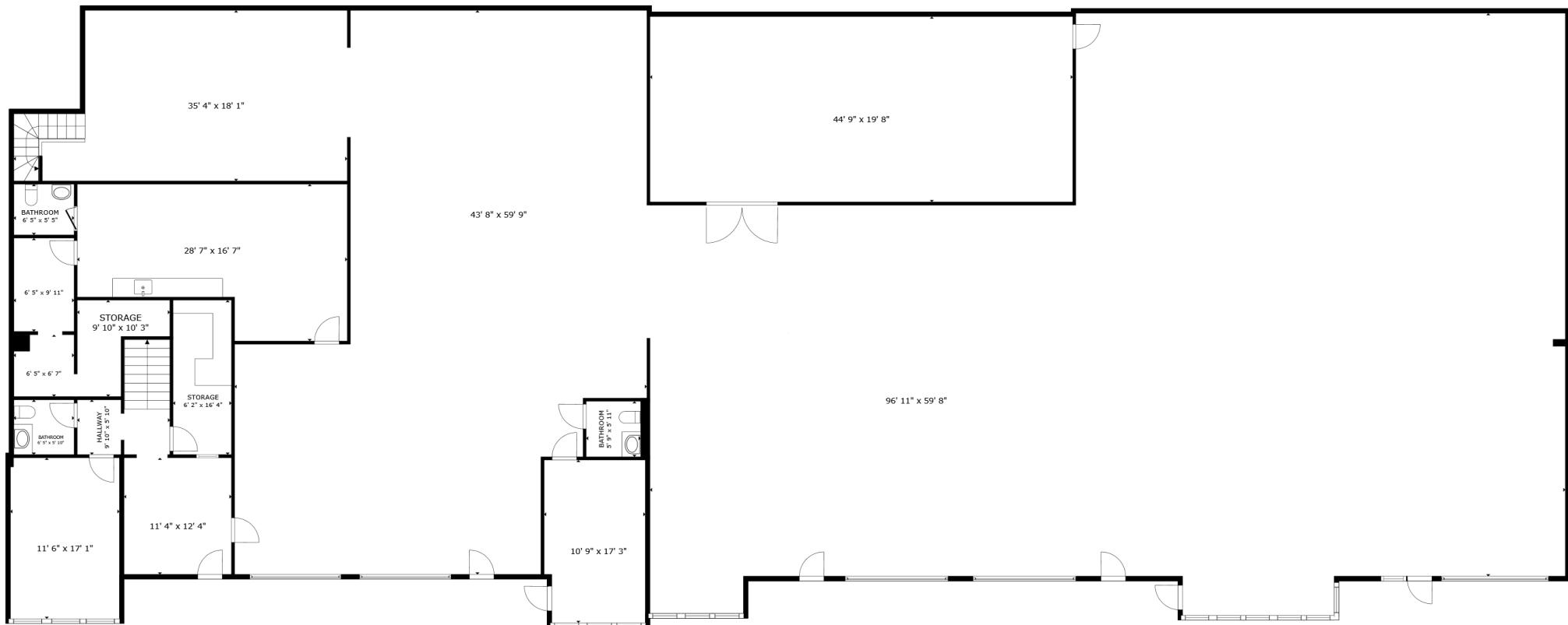


SPRAY ROOM

FLOOR PLAN - 1ST FLOOR

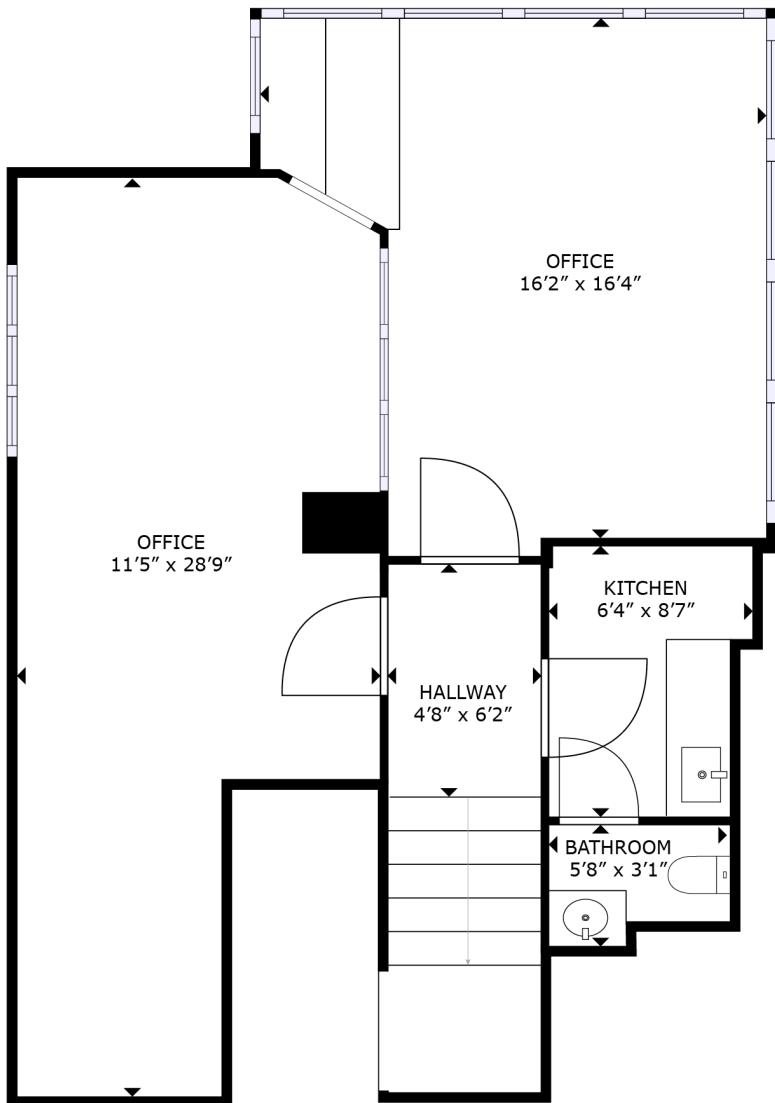


CLICK TO VIEW VIRTUAL TOUR



FLOOR PLAN - 2ND FLOOR & MEZZ

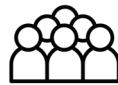
 CLICK TO VIEW 2ND FLOOR
VIRTUAL TOUR



 CLICK TO VIEW MEZZANINE
VIRTUAL TOUR

AERIAL





267K +
TOTAL POPULATION



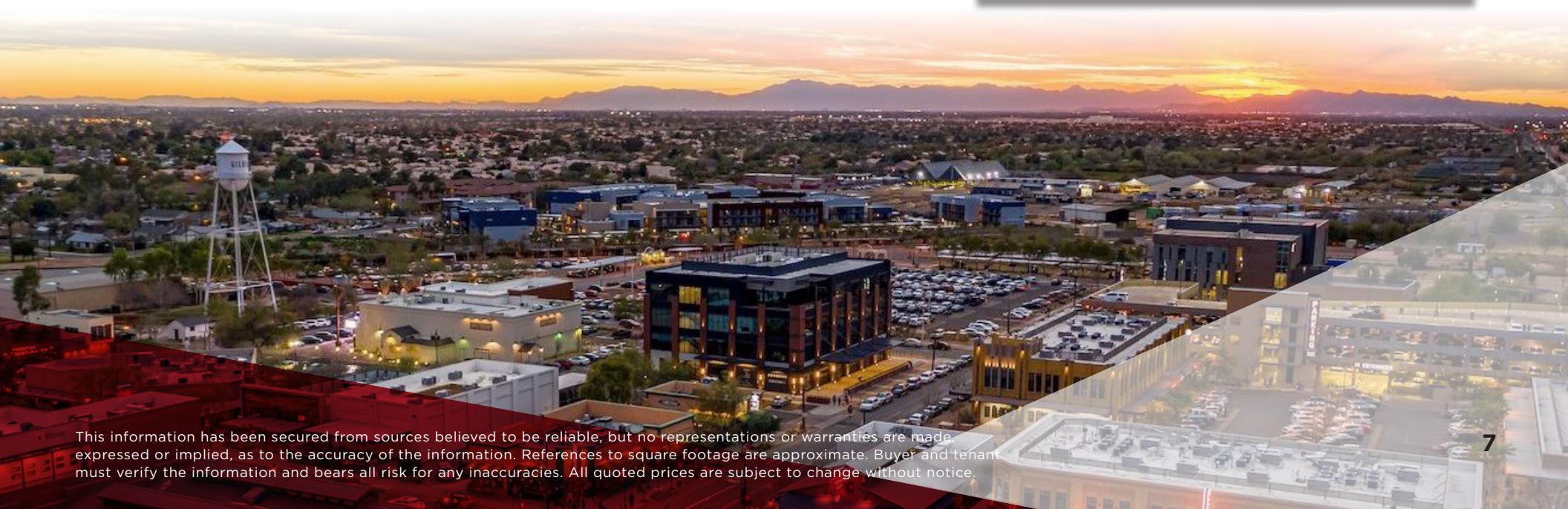
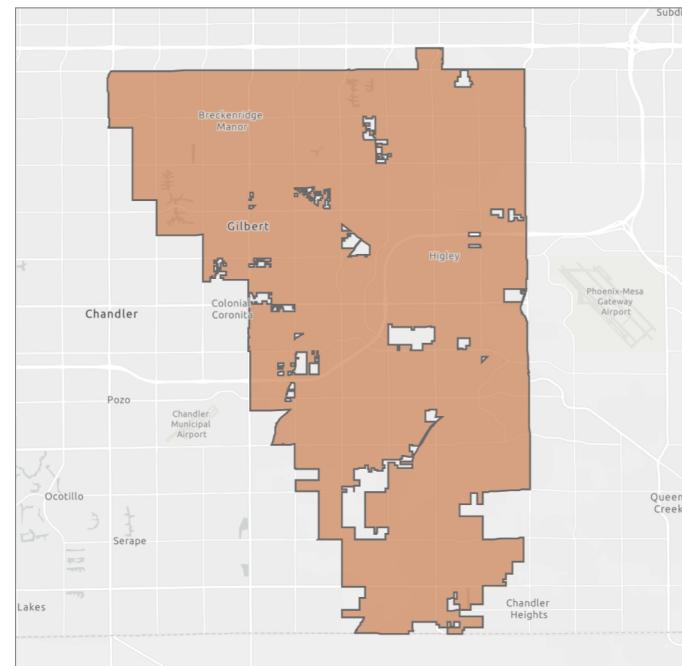
\$117K +
AVG HH INCOME

AFFLUENT POPULATION

Gilbert, Arizona's 5th largest town, is composed of a diverse and vibrant population covering a vast section of neighborhoods and suburban communities. Gilbert ranks in the upper quartile for Population Density compared to the other neighboring cities in Arizona. Gilbert is also known as a white-collar town with 87.92% of the workforce employed in white-collar jobs, well above the national average. Many of the housing in Gilbert was recently built, their real estate being, on average, some of the newest in the nation. Many families with children are attracted to Gilbert due to their good public school district, lower than average crime rates, and the overall tight knit community.

HOUSING

In the last 10 years, Gilbert has experienced some of the highest home appreciation rates in the nation when compared to other communities. With almost 268,000 people, 77,632 houses or apartments, Gilbert houses are among the most expensive in Arizona, the median cost being \$416,026. Gilbert homes are among some of the newest in America with 56% of housing being built after 2000.



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



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