

# Gilbert Crossroads Business Park

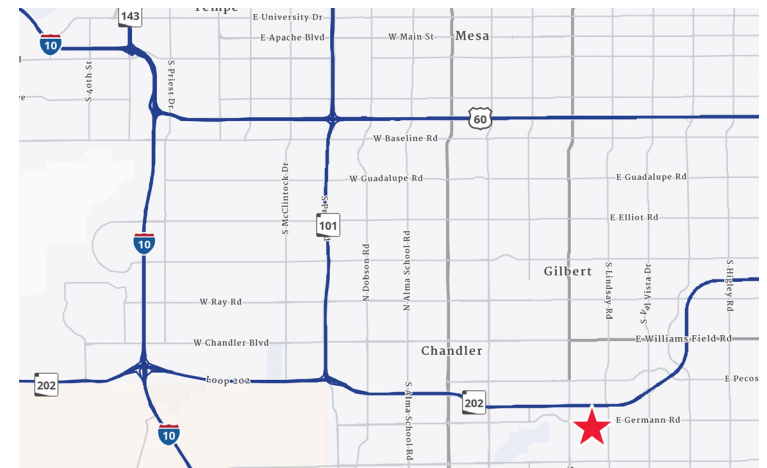
GILBERT, ARIZONA 85286

## FOR LEASE



### PROPERTY FEATURES

- 317,979 Square Feet in Four Buildings
- Space sizes from 18,846 SF to 51,821 SF
- Abundant 277/480V Power
- Clear Height Up To 30'
- Floor Thickness: 7"
- Full Concrete Truck Court
- Cox Business Services & Century Link Available
- ESFR Sprinkler Systems
- 60 Mil TPO Roof Membrane
- Approximately 3/4 Mile to Full Diamond Interchange at Loop 202 Freeway & Gilbert Rd
- Approximately 3/4 Mile to Full Diamond Interchange at Loop 202 Freeway & Lindsay Rd
- 1/4 Mile from Over 1.2 Million SF of Retail Amenities
- Within a Highly Educated Workforce
- Desirable Rapid Growth Area
- Stable, Professional Ownership (NYSE: EGP)



DEVELOPED, OWNED & MANAGED BY

**EASTGROUP**  
PROPERTIES

[www.eastgroup.net](http://www.eastgroup.net)

For more information, please contact:

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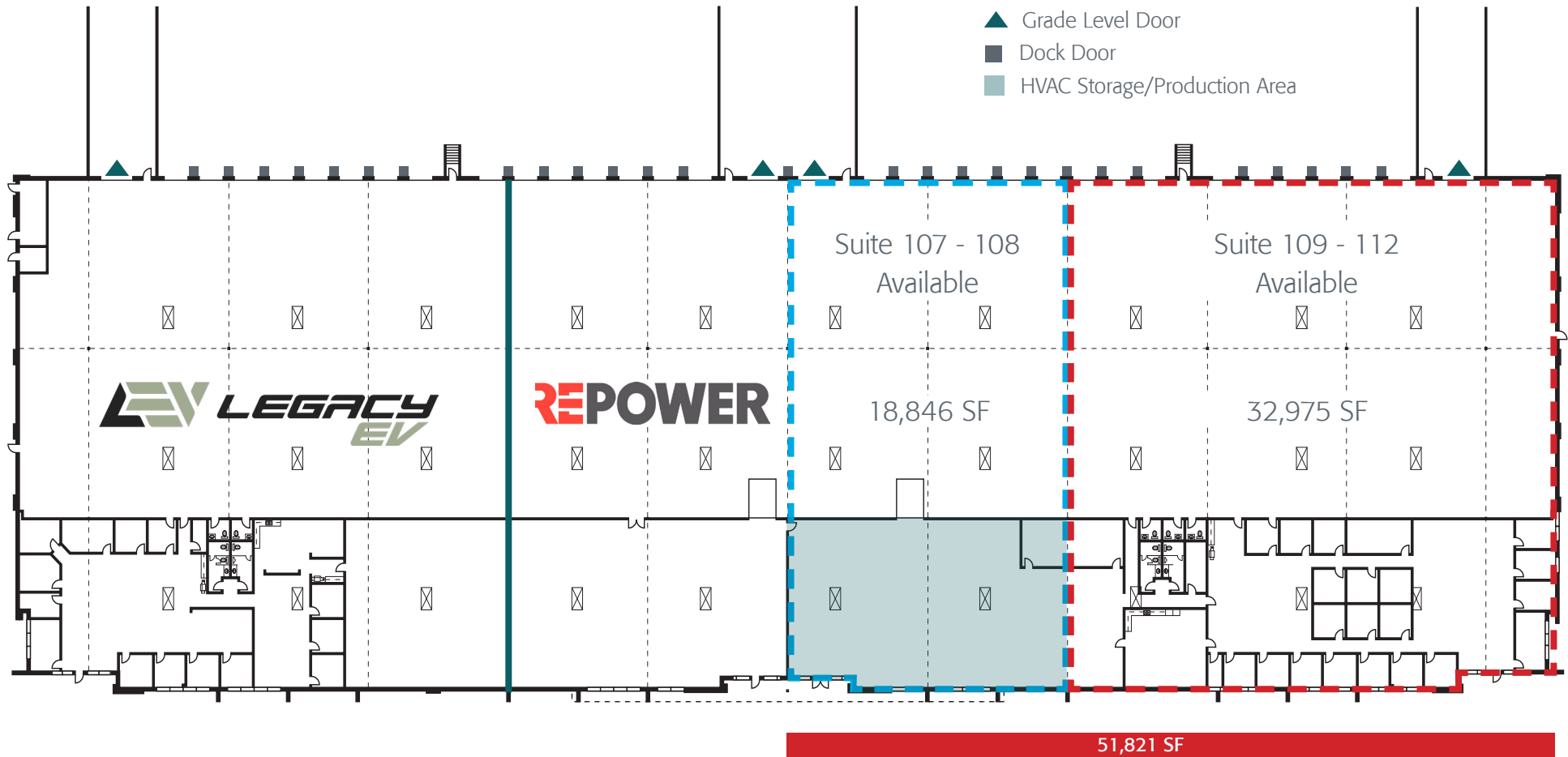
2390 E. Camelback Rd  
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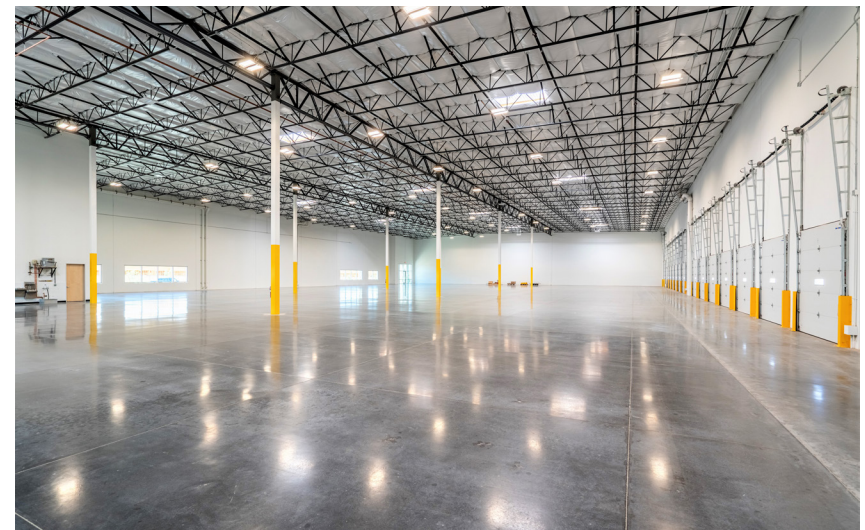
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## AVAILABLE TO LEASE: 565 E. Germann Road

|                         |  |
|-------------------------|--|
| Building Size           | 103,275 SF (18,846 SF - 51,821 SF)   |
| Bay Width/Depth         | 52' x 180' Typical   |
| Clear Height            | 30'  |
| Column Spacing          | 52' x 60' Typical  |
| Potential Divisibility  | 18,846 SF • 32,975 SF • 51,821 SF  |
| Loading                 | 13 Dock, 2 Grade   |
| Truck Court             | 180' Shared  |
| Warehouse               | Evap Cooled and HVLS Fans  |
| Office Buildout         | Suite 109 - 112: 10,920 SF   |
| HVAC Storage/Production | Suite 107 - 108: 6,240 SF  |
| Power                   | 3,000 Amps 277/480V  |
| Parking                 | 67 Spaces  |
| Other                   | LED Warehouse Lighting<br>R-38 Insulation<br>Painted Interior Walls<br>Insulated Loading Doors |



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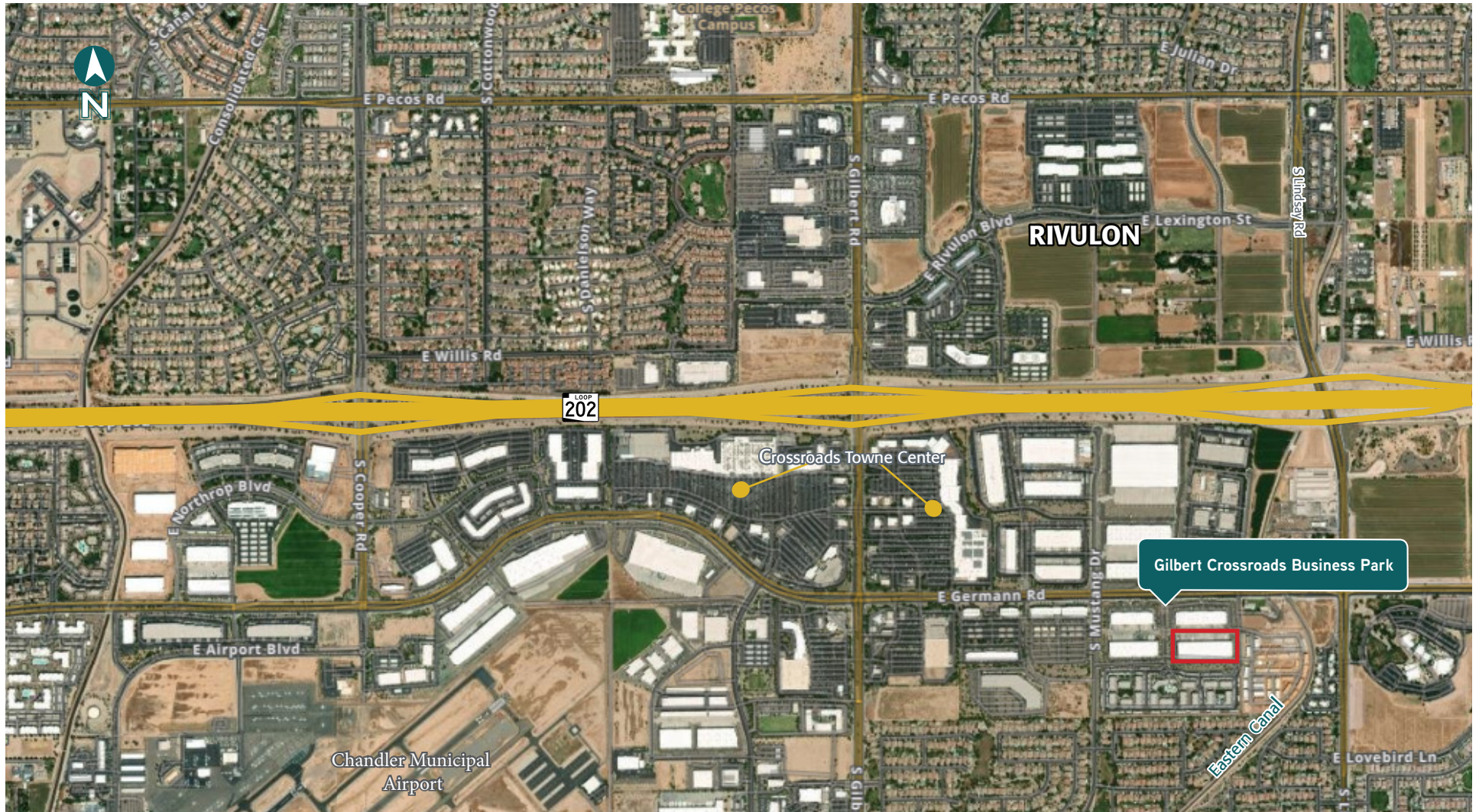
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