



264 S. Hamilton Place, Gilbert, AZ 85233

Industrial space available **for sublease**

Freestanding industrial building with fenced yard

- ±11,002 SF freestanding building
- Lot Size: 0.70 acres
- ±2,400 SF office
- Fenced and secured yard
- 600 amp, 120/208V, 3 phase power
- Two (2) grade-level doors
- 16' clear height
- LI-1, Town of Gilbert zoning
- Year Built: 2007
- Easy access to US-60 & SR-87
- **Sublease expires 7/31/2028**

Asking:

\$1.25 PSF NNN

\$0.19 PSF OPEX

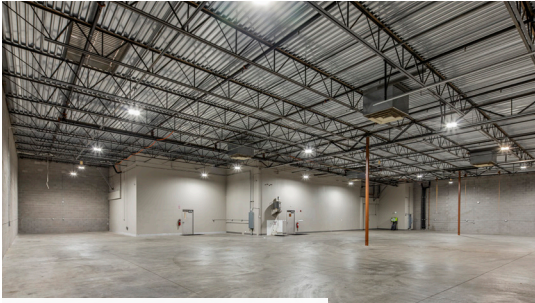
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Ample Warehouse Space



Office Break Area & Restroom



Building & Yard Entry



Aerial View of the Site



Grade Level Loading Doors



Abundant Natural Light in Office Area



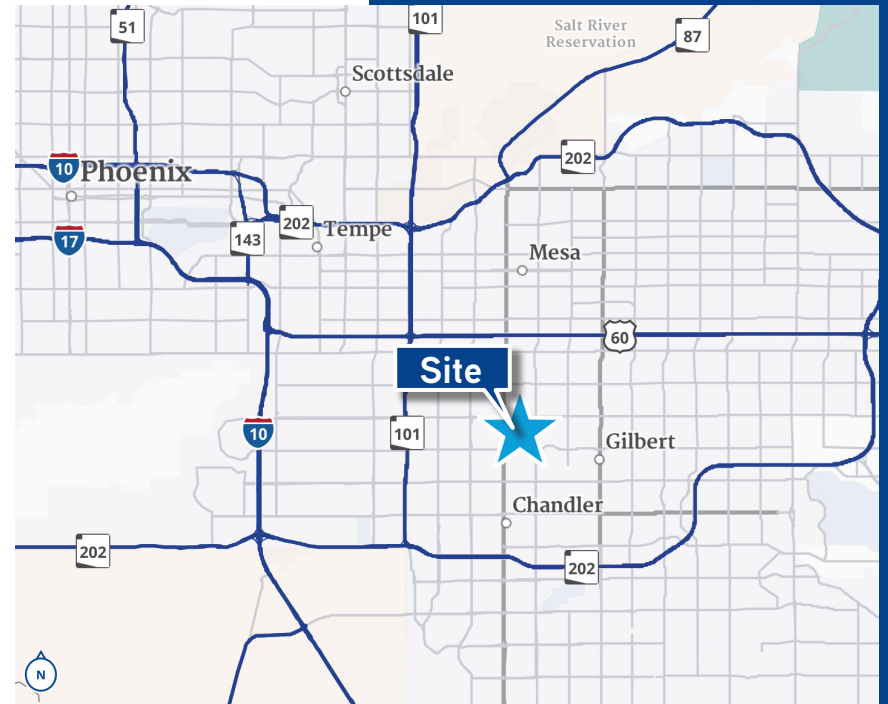
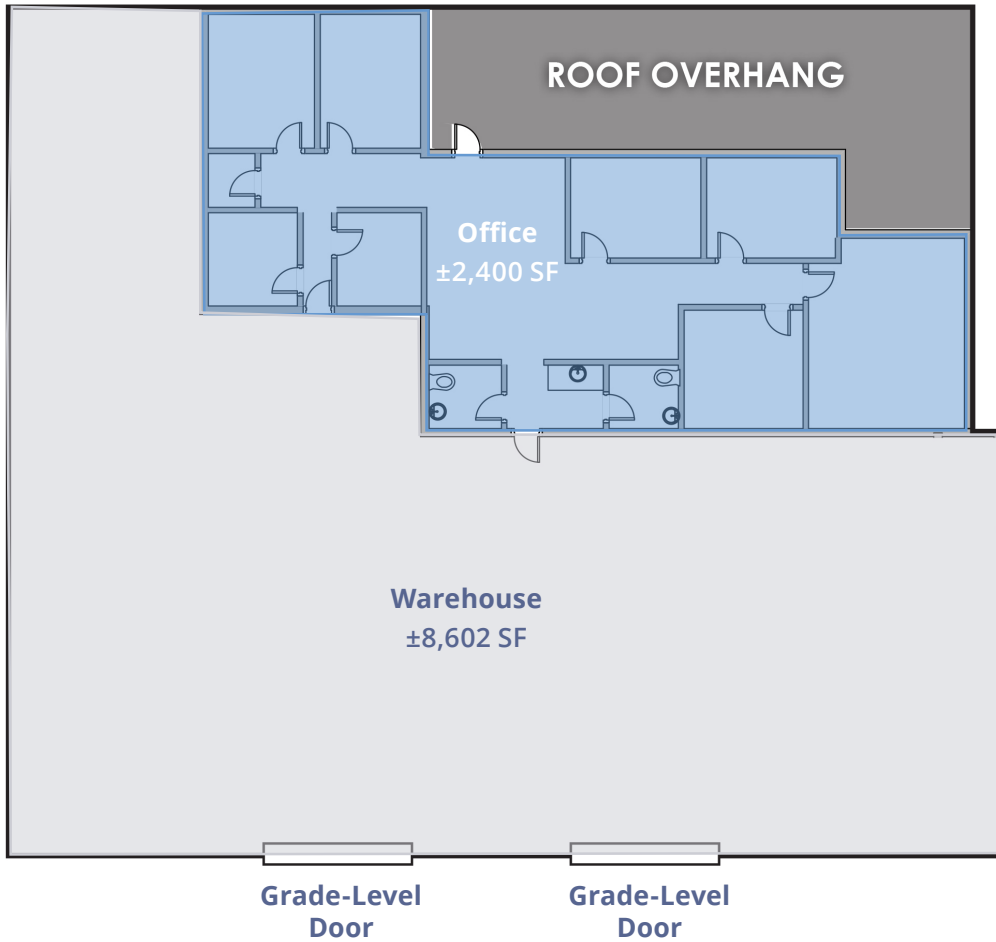
Ample Warehouse Space



Fully Secured Yard

Site Plan & Location

11,002
square feet
available



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