

# 4615 & 4635 E WARNER RD, GILBERT, AZ 85296

## Industrial Land With 2 Contiguous Industrial Yards For Lease



### 4615 E Warner Rd, Suite 1

±200 SF Office Space with Restroom  
& up to

±19,807 SF Industrial Fenced Yard  
(Yards Divisible to ±9,904 SF)

\$6,742/Month MOD GRS

(Includes Office Rent & Electric at \$800.00/Month)

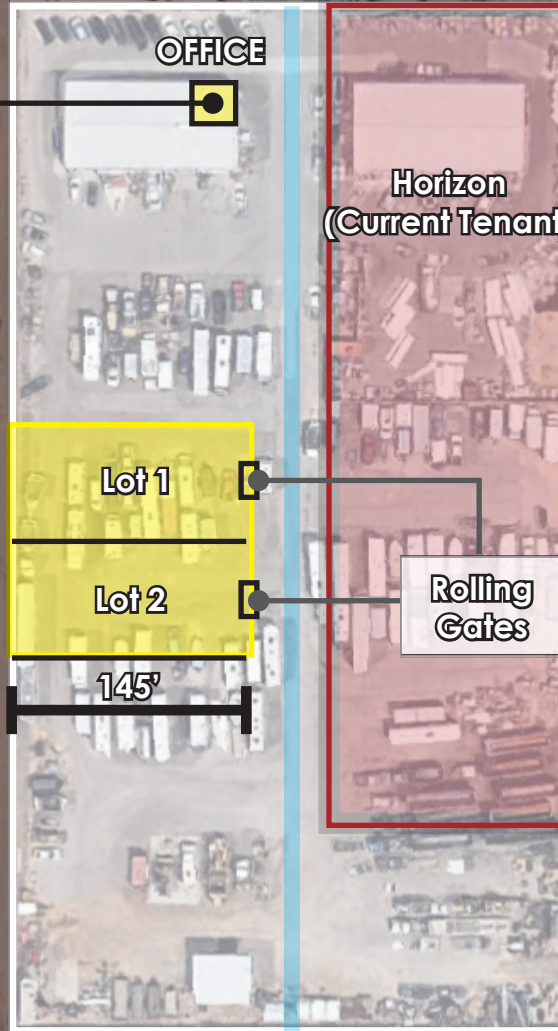
Lots Only: \$0.30/SF/Month

(Water & Light Electric Available on Lots at Tenant's Expense)

Yards  
Divisible

Warner Rd

E Warner Rd



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORPAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cplaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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**CANNON BEACH (COMING SOON)**

The 37-acre mixed-use development is anchored by Revel Surf, the first surf park development in the world to feature both a large traveling wave and a stationary rapid surf wave in one park.

In addition to the surf park, Cannon Beach will offer a four-story hotel, office buildings, and a co-working environment. The development will include a gym, experiential dining, retail shops, and various community spaces such as fire pits, water features, cabanas, splash pads, and outdoor games that are sure to make Cannon Beach a choice lifestyle destination in Mesa, AZ.

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