# AVAILABLE FOR LEASE

### 408 S Hamilton Ct | Gilbert, AZ 85233

±10,000 SF Freestanding Office/Warehouse Building on ±1.10 Acres

CBRE

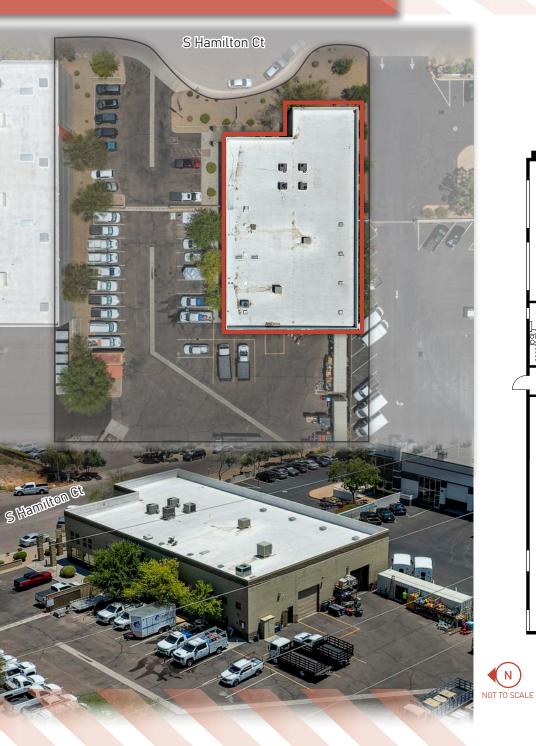
#### **PROPERTY FEATURES**

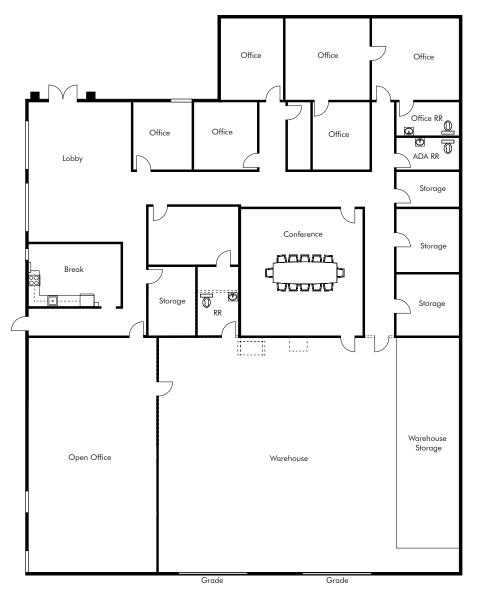


- FOR LEASE: ±10,000 SF freestandng office/warehouse building
- Office: ±5,500 SF
- Land Area: ±1.10 acres
- Two (2) grade-level loading doors
- ±16' clear height
- Power: 600 amps 208v, 3-phase
- Year Built: 2005
- Parking: 35 surface spaces
- Fenced/secured yard
- Zoning: I-1; Light Industrial, Town of Gilbert
- Highly sought after business park
- Lease Rate: \$1.30/SF NNN



#### **FLOOR PLAN**







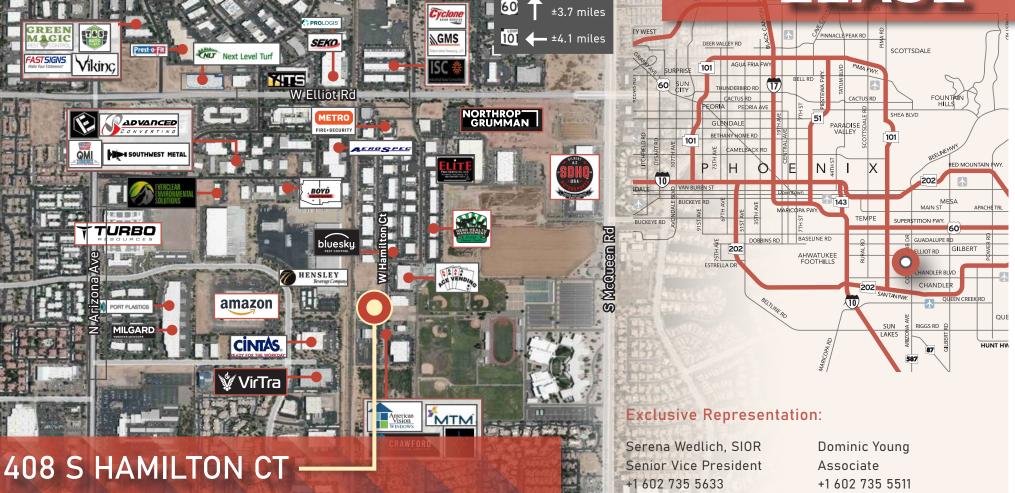








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Gilbert, AZ 85233

GREEN

ASTSIGNS

√ikinc

QM

Prest-o Fit

JRBO

ORT PLASTICS

MILGARD

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