



**AVAILABLE FOR  
LEASE**

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

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

**CBRE**





# PROPERTY FEATURES

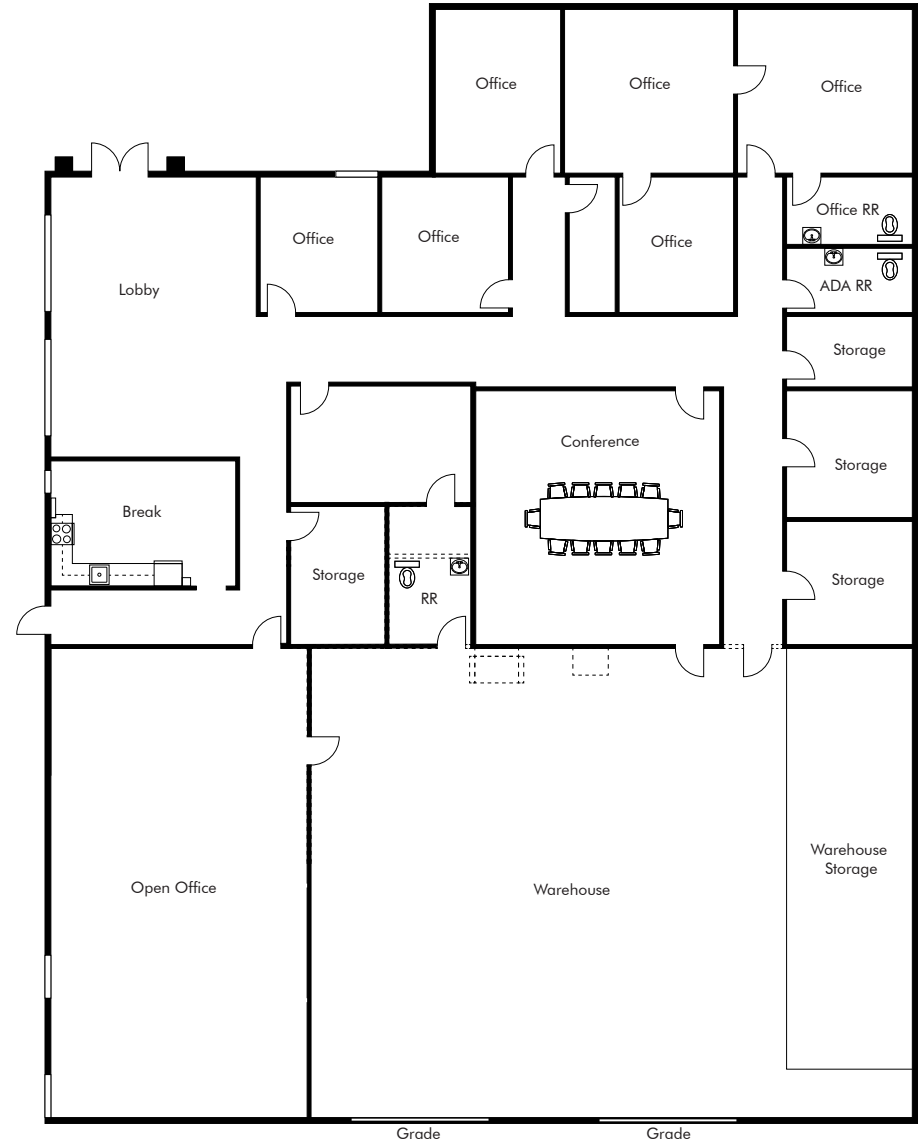


- FOR LEASE: ±10,000 SF freestanding office/warehouse building
- Office: ±5,500 SF
- Land Area: ±1.10 acres
- Two (2) grade-level loading doors
- ±16' clear height
- Power: 600 amps 208v, 3-phase
- Year Built: 2005
- Parking: 35 surface spaces
- Fenced/secured yard
- Zoning: I-1; Light Industrial, Town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





# FLOOR PLAN



NOT TO SCALE

FOR LEASE  
408 S Hamilton Ct, Gilbert



# PHOTOS



Additional lot available for purchase





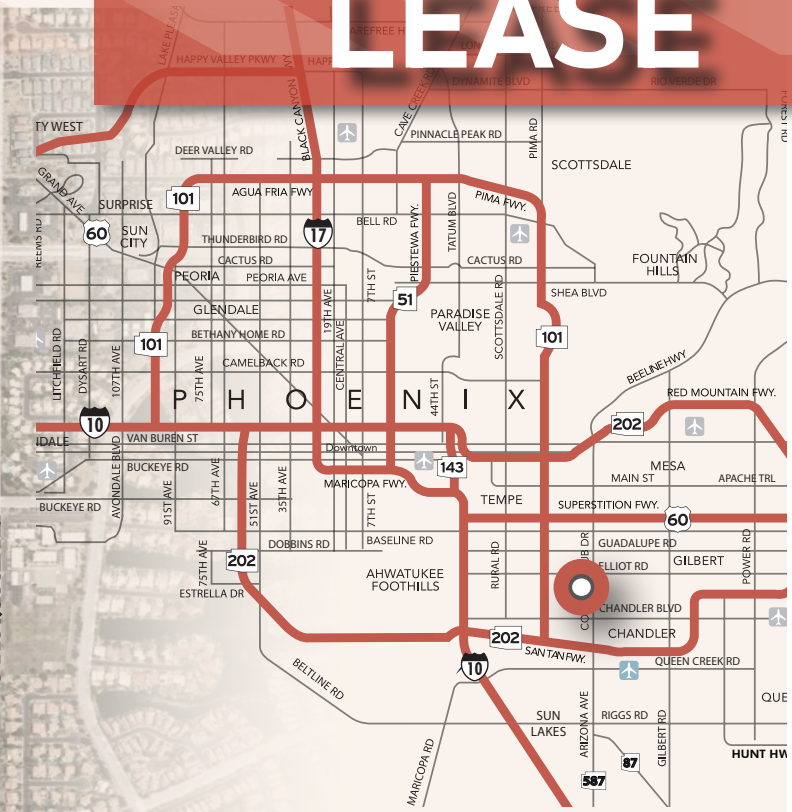
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**408 S HAMILTON CT**

Gilbert, AZ 85233

60 ↑ ±3.7 miles  
 LOOP 101 ← ±4.1 miles



## Exclusive Representation:

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