

# 330 E. Germann Road

Park Lucero · Gilbert, Arizona

● AVAILABLE IMMEDIATELY — SUITE 119

**20,582** SF  
AVAILABLE SPACE**87,876** SF  
TOTAL BUILDING**3,200** SF  
OFFICE BUILD-OUT**28** ft  
CLEAR HEIGHTSUITE TYPE  
**End Cap**CONDITION  
**Move-In Ready**CLIMATE  
**EVAP Cooled**PARKING  
**44 Stalls**

## SPECIFICATIONS

SUITE	119 — End Cap
OFFICE SPACE	3,200 SF
CLEAR HEIGHT	28 ft
DOCK DOORS	4 Dock-High
DRIVE-IN DOORS	2 Ramped
FIRE PROTECTION	ESFR Sprinkler
CLIMATE CONTROL	EVAP Cooled
POWER	400A, 480V 3-Phase (expandable)
PARKING	<b>44 Car Stalls</b>

## LOCATION

LOOP 202	Direct via S. Gilbert Rd & S. Lindsay Rd
I-10	~5 miles
INTEL OCOTILLO	~10 min via Loop 202
PHX SKY HARBOR	~20 min

## PROPERTY HIGHLIGHTS

### △ JUST RENOVATED

- ◆ **New LED Lighting** — motion sensors, lower energy costs.
- ◆ **Refreshed Office** — new paint & flooring throughout.
- ◆ **Whiteboxed Warehouse** — clean slate, move-in ready.

### END CAP SUITE

Corner unit with signage visibility from Germann Rd & Mustang Dr.

### LOOP 202 FRONTAGE

Direct access via S. Gilbert & S. Lindsay Rd — strong logistics & visibility.

### INTEL OCOTILLO

~10 min to Intel's flagship campus — ideal for tech-adjacent tenants.

### NEARBY AMENITIES

Dining, hotels & retail within minutes — convenient for staff & clients.

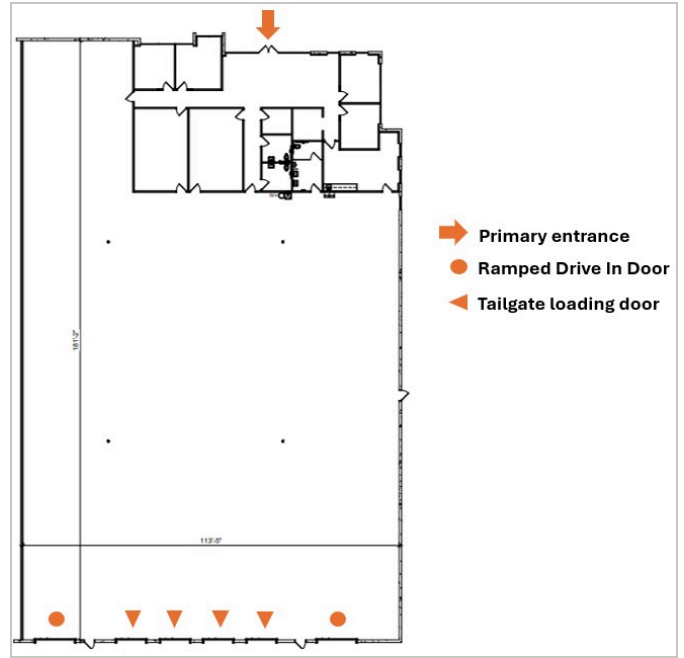
# 330 E. Germann Road · Suite 119

Gilbert, Arizona · 20,582 SF · For Lease

AERIAL VIEW



SITE PLAN



LOCATION MAP



### LOOP 202

Via S. Gilbert Rd & S. Lindsay Rd

### I-10

~5 Miles

### INTEL OCOTILLO

~10 Min via Loop 202

Scott Guo

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