



MHG Commercial  
Where business meets **BOLD**  
1702 E McNair Drive  
Tempe, AZ 85283 | United States  
mhgcommercial.com  
powered by My Home Group

# Fully Secured ±1 Acre Commercial Lot

3252 S 147th Place | Gilbert, AZ 85297

**\$950,000**



±47,698 SF Lot | ±2,821 SF Building



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# PROPERTY DETAILS

Attribute	Description
<b>Address</b>	3252 S 147th Place, Gilbert, AZ 85297
<b>Parcel(s)</b>	304-54-039A
<b>Building Size</b>	±2,821 SF
<b>Land Area</b>	±47,698 SF (±1.1 Acres)
<b>Zoning</b>	Business Park (Town of Gilbert)
<b>Building Use</b>	Office / Operations Headquarters
<b>Garage</b>	Oversized 2-bay with roll-up doors
<b>Yard</b>	Fully fenced and gated for storage
<b>Topography</b>	Level
<b>Access</b>	Easy access via Queen Creek Rd & Power Rd
<b>Utilities</b>	Water, Sewer, and Power to Site (Buyer to Verify)



# HIGHLIGHTS

- Fully secured and enclosed yard
- ±2,821 SF office and operations building (formerly residential)
- Oversized 2-bay garage perfect for equipment, trucks, or storage
- ±1.1 acres (±47,698 SF) of usable land with great maneuverability
- Gated and fenced perimeter for privacy and security
- Ample parking for vehicles, trailers, and machinery
- Strategic East Valley location near Loop 202, SanTan Village, and key business corridors
- Flexible commercial zoning supports a wide range of uses



## PROPERTY OVERVIEW

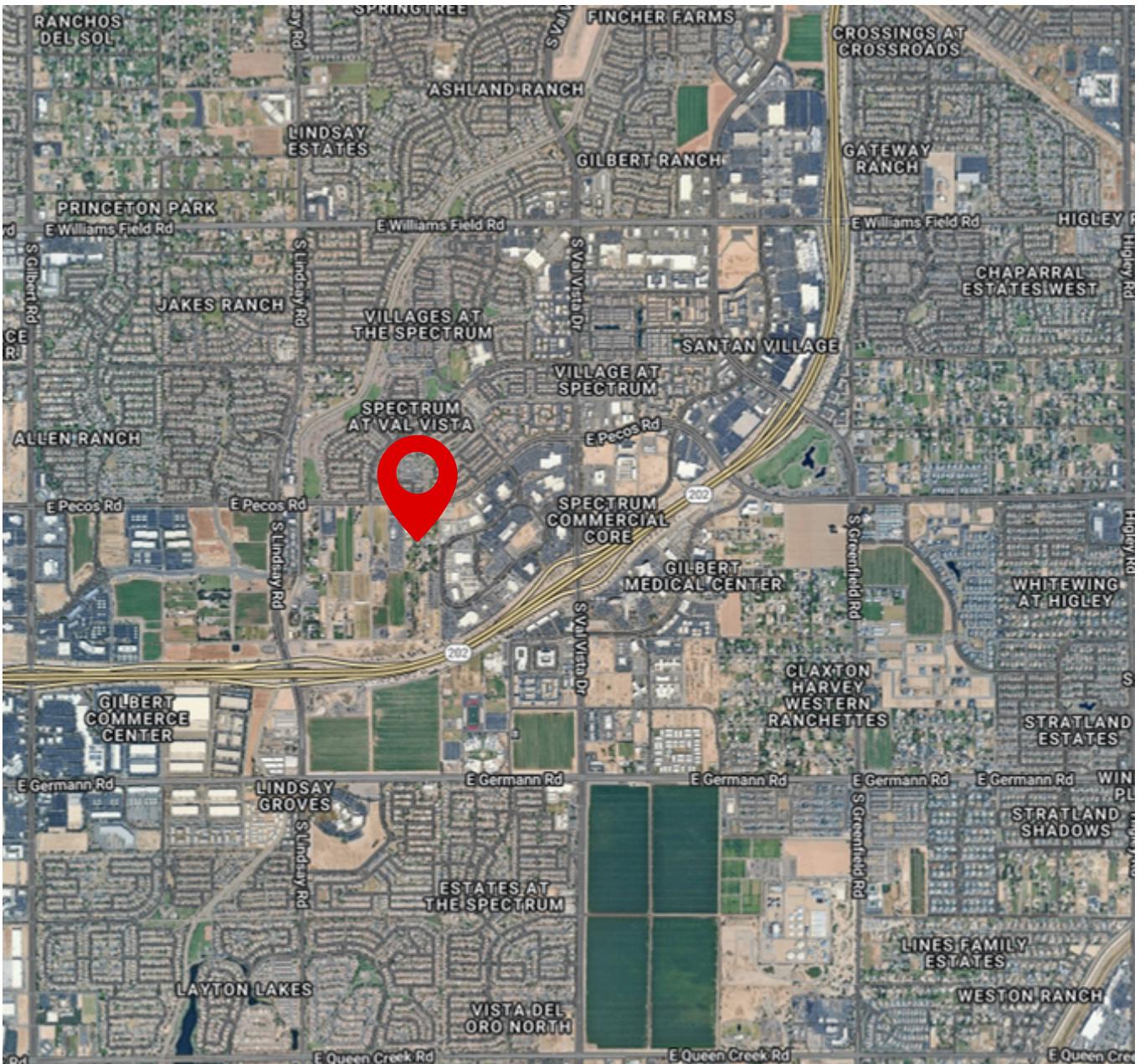
Discover an exceptional opportunity to own a securely gated contractor storage and operations property in the rapidly expanding Southeast Valley. Situated on ±1.1 acres of commercially zoned land, this versatile site offers a fully enclosed yard, oversized 2-bay garage, and a 2,821 SF building currently serving as an operational headquarters.

The property's layout is ideal for contractors, service companies, and trades needing secure outdoor storage, parking for equipment or fleet vehicles, and convenient on-site office space. Its location within the Town of Gilbert provides excellent access to Loop 202 (SanTan Freeway), Power Road, and Queen Creek Road, connecting quickly to the entire East Valley.





Located just minutes from Loop 202 (SanTan Freeway) and Power Road, this site sits within a thriving commercial corridor surrounded by residential growth, retail amenities, and light industrial users. Gilbert's pro-business environment and strong demographics make this location ideal for businesses seeking a secure base of operations with quick access to major transportation routes and client markets.





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MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

## Disclaimer

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By accepting the terms of this Disclaimer you agree to release MHG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase/lease of this property.

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