

FOR LEASE

\$15.00/NNN WAREHOUSE
\$2.50/NNN OPTIONAL LOT

210 N PASADENA ST | GILBERT, AZ

22,140 SF INDUSTRIAL BUILDING
W/ OPTIONAL 26,199 SF ADJACENT LOT

Available April 1, 2026



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BRYDANT
REAL ESTATE

 22,140 SF
BUILDING

 YEAR BUILT
2007

 LOT SIZE
1.2 AC

 OPTIONAL
0.60 AC

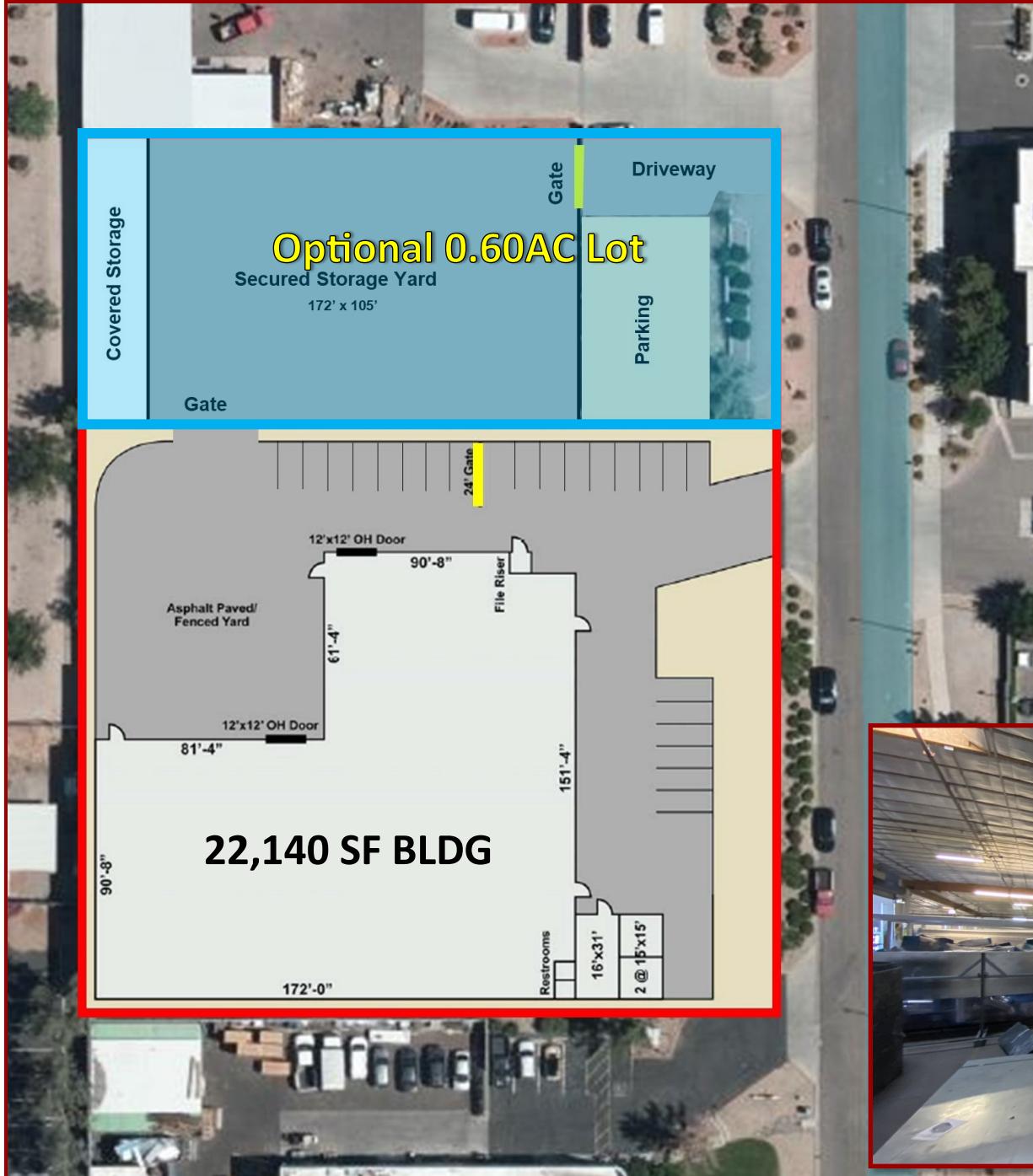
 ZONING
LIGHT IND.

 PARKING
24+

PROPERTY SUMMARY

- 21,116SF WAREHOUSE
- 1,024SF AIR CONDITIONED OFFICE
- 1200A 120/208v, 3 PHASE POWER
- 17' CLEAR HEIGHT
- 2 GRADE LEVEL LOADING DOORS
- APN - 302-23-021 AND 302-23-077
- ADJ. 26,199 SF LOT w/ 18,060SF YARD ALSO AVAILABLE

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22,140 SF BLDG

Optional 0.60AC Lot

Secured Storage Yard

172' x 105'

Covered Storage

Gate

Driveway

Parking

Gate

24' Gate

Asphalt Paved/
Fenced Yard

12'x12' OH Door

81'-4"

90'-8"

12'x12' OH Door

90'-8"

61'-4"

File Riser

151'-4"

Restrooms

16'x31'

2 @ 15'x15'

Brydant Real Estate is pleased to offer the opportunity to lease 22,140SF at 210 N Pasadena St in Gilbert, Arizona. In addition to this, the adjacent 26,199 SF (0.60AC) lot including 18,060 SF of secured yard is available. This unique property is within the highly sought after Southeast Industrial Market.

Few Properties of this size have an additional secured storage lot which makes this space even more rare in this market. With great access, close freeway systems, ample electric, and grade level doors, it is a perfect fit for most manufacturing and contractor applications.

The building consists of 21,116 SF of warehouse and 1,024 of office space for a combined 22,140 SF and was constructed in 2007.



210 N PASADENA ST | GILBERT, AZ

- **±21,116 SF WAREHOUSE / MANUFACTURING BUILDING**
- **±1,024 SF AIR CONDITIONED OFFICE**
- **TOTAL LOT SIZE: 1.8 ACRES (1.2AC BUILDING LOT WITH 0.60AC ADJ. LOT)**
- **ZONING: LIGHT INDUSTRIAL**
- **POWER: 1200 AMPS 120/208V, 3 PHASE**
- **17' CLEAR HEIGHT**
- **2 GRADE LEVEL LOADING DOORS (12'x12')**
- **FIRE SPRINKLERS**
- **INSULATED ROOF DECK WITH WHITE CAP SHEET**
- **172 X 105 ADDITIONAL SECURED PAVED YARD**
- **24+ PARKING SPACES**
- **BUILT IN 2007**
- **APN - 302-23-021 AND 302-23-077**
- **2.5 MILES TO US ROUTE 60 FREEWAY**
- **4.0 MILES TO 101 LOOP FREEWAY**
- **8.5 MILES TO I-10 FREEWAY**

