

# PARK LUCERO

430 EAST GERMANN ROAD, BUILDING B, GILBERT, AZ

**±143,537 SF AVAILABLE**

**SUBLEASE**

**UNTIL MARCH 31, 2028**



## **BRIAN PAYNE**

*PRINCIPAL*

[bpayne@leearizona.com](mailto:bpayne@leearizona.com)

602.820.6217

## **MARC PIERCE**

*PRINCIPAL*

[mpierce@leearizona.com](mailto:mpierce@leearizona.com)

602.697.2922

## **NICK VAGNOZZI**

*INDUSTRIAL PROPERTIES*

[nvagnozzi@leearizona.com](mailto:nvagnozzi@leearizona.com)

602.292.3292

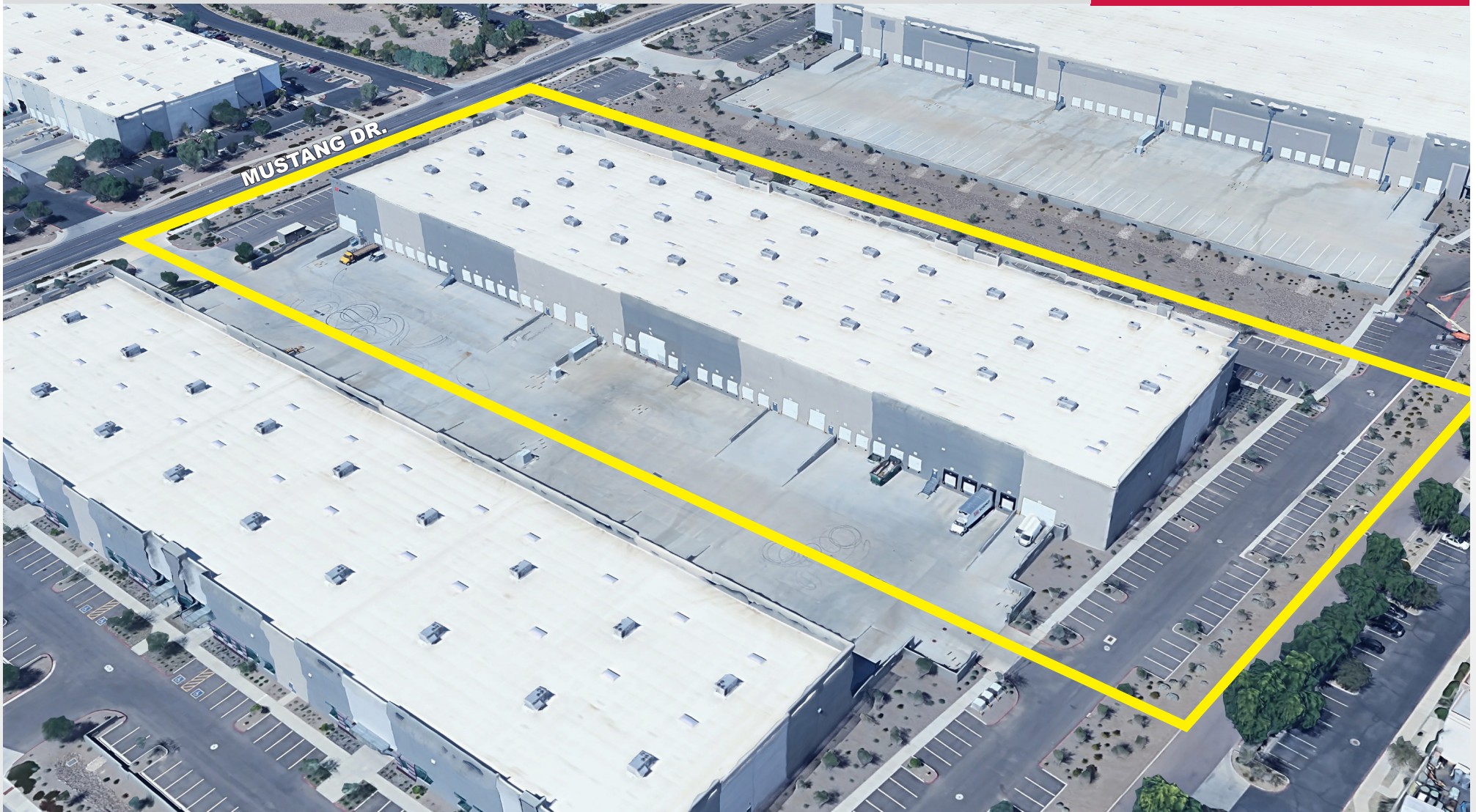
 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**±143,537 SF AVAILABLE**

**430 EAST GERMANN ROAD, BUILDING B, GILBERT, AZ**

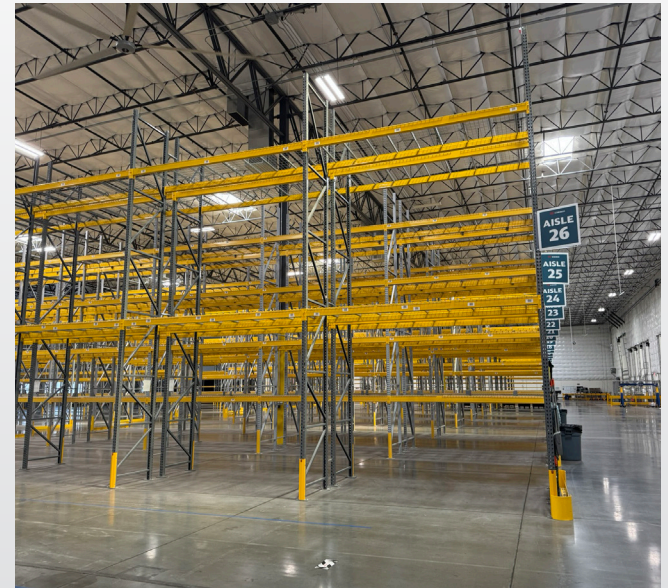
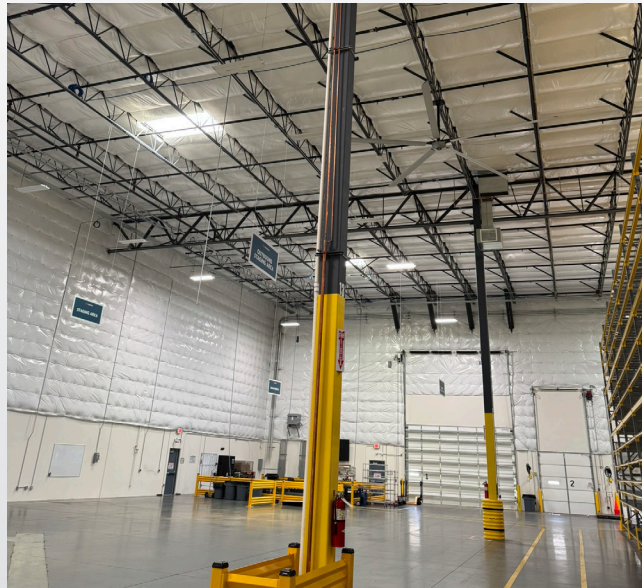
**SUBLEASE**



- ±143,537 SF
- ±3,000 SF Office
- Reception, Large Bullpen, Two Offices, and Breakroom
- 100% HVAC (Humidity Control)
- 31 Dock Positions
- One (1) 20' x 20' Oversized Dock Door
- Two (2) 16' x 14' Oversized Grade Level Doors
- Four (4) 12' x 14' Grade Level Doors
- 32' Clear Height
- Estimated Power: 3,600 Amps 277/480v
- ESFR Sprinklers
- Zoning: LI – Light Industrial
- Secured Truck Court
- 210' Building Depth
- 190' Truck Court
- Asking Rate: \$0.97 NNN
- Expires: March 31, 2028

**±143,537 SF AVAILABLE**  
430 EAST GERMANN ROAD, BUILDING B, GILBERT, AZ

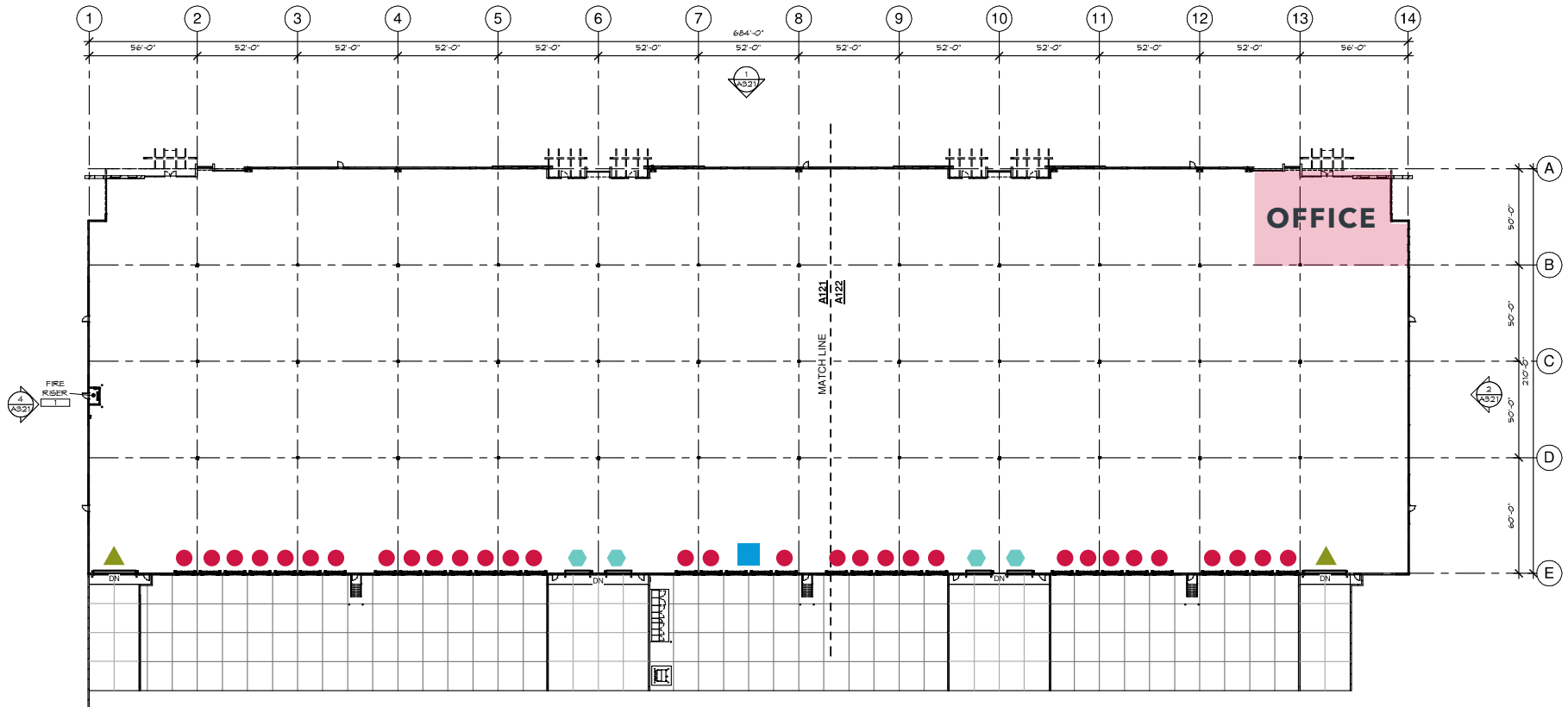
**SUBLEASE**



**±143,537 SF AVAILABLE**

**430 EAST GERMANN ROAD, BUILDING B, GILBERT, AZ**

**SUBLEASE**

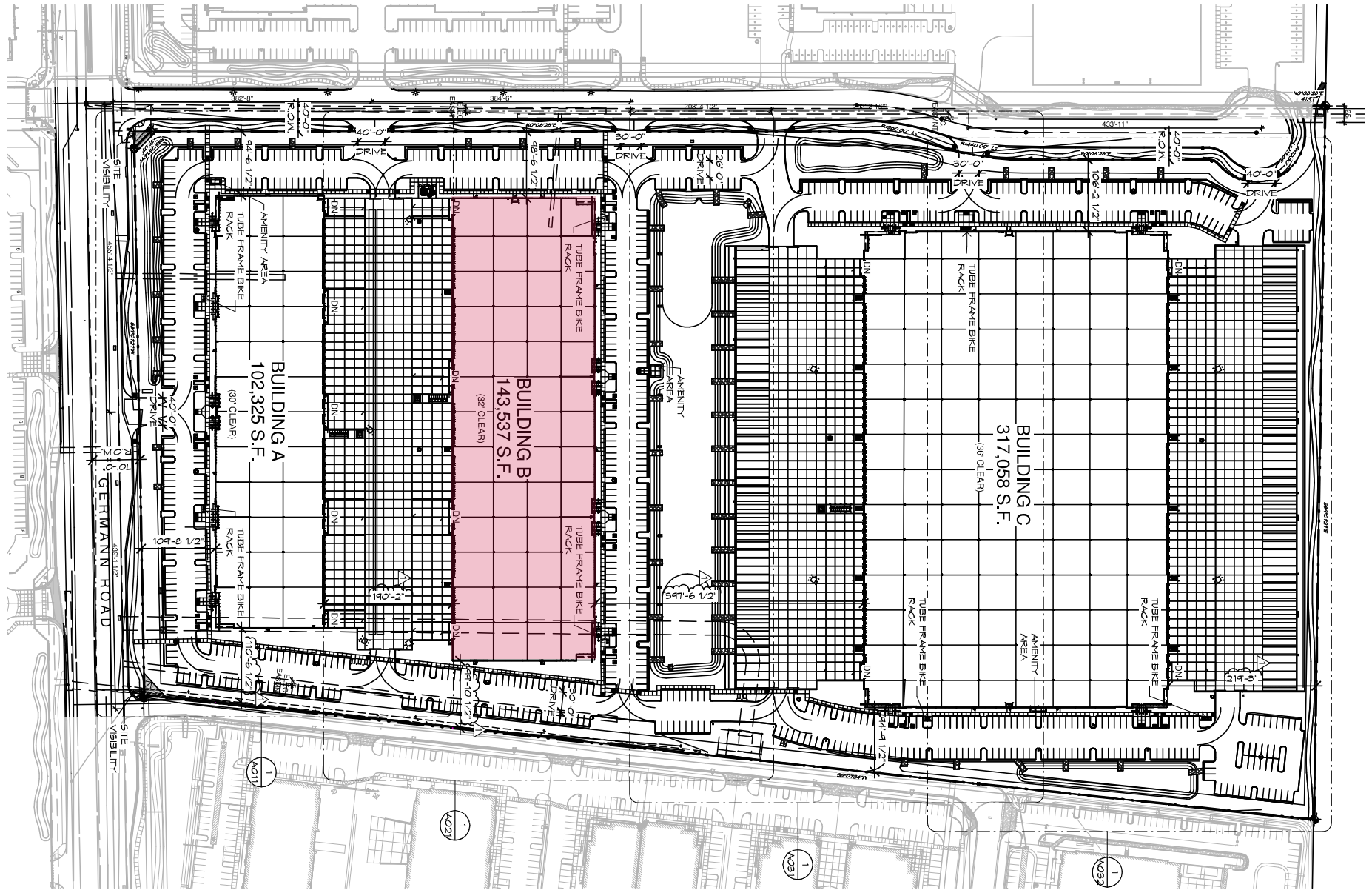


- DOCK DOOR
- LARGE DOCK DOOR (20' X 20')
- ▲ GRADE LEVEL (12' X 14')
- ◆ LARGE GRADE LEVEL (16' X 14')

**±143,537 SF AVAILABLE**

**430 EAST GERMANN ROAD, BUILDING B, GILBERT, AZ**

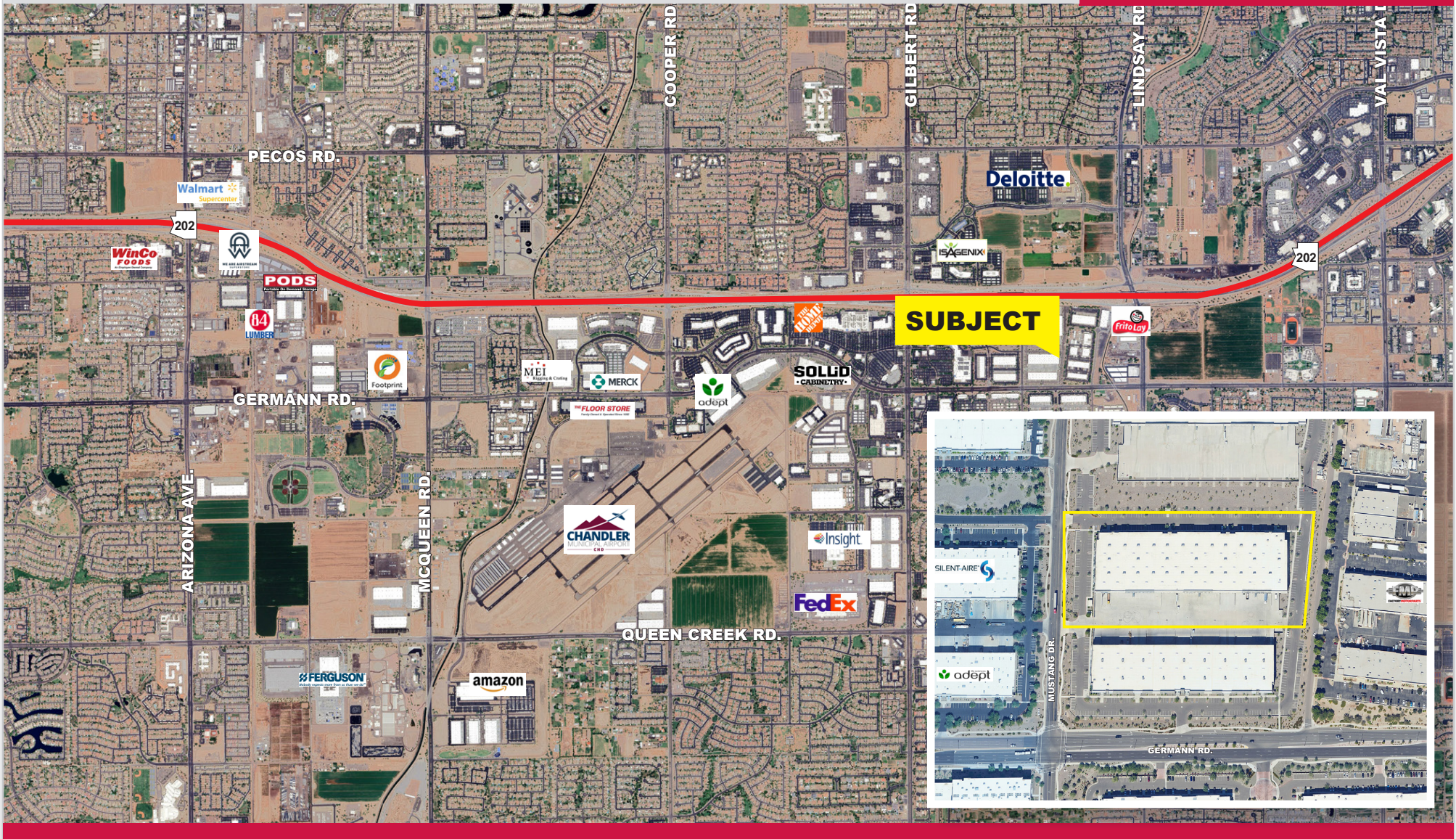
**SUBLEASE**



**±143,537 SF AVAILABLE**

**430 EAST GERMANN ROAD, BUILDING B, GILBERT, AZ**

**SUBLEASE**



**BRIAN PAYNE**

PRINCIPAL

bpayne@leearizona.com

602.820.6217

**MARC PIERCE**

PRINCIPAL

mpierce@leearizona.com

602.697.2922

**NICK VAGNOZZI**

INDUSTRIAL PROPERTIES

nvagnozzi@leearizona.com

602.292.3292

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.