

Gilbert Crossroads Business Park

GILBERT, ARIZONA 85286

FOR LEASE



PROPERTY FEATURES

- 317,979 Square Feet in Four Buildings
- Space Available: 32,975 SF
- Abundant 277/480V Power
- Clear Height Up To 30'
- Floor Thickness: 7"
- Full Concrete Truck Court
- Cox Business Services & Century Link Available
- ESFR Sprinkler Systems
- 60 Mil TPO Roof Membrane
- Approximately 3/4 Mile to Full Diamond Interchange at Loop 202 Freeway & Gilbert Rd
- Approximately 3/4 Mile to Full Diamond Interchange at Loop 202 Freeway & Lindsay Rd
- 1/4 Mile from Over 1.2 Million SF of Retail Amenities
- Within a Highly Educated Workforce
- Desirable Rapid Growth Area
- Stable, Professional Ownership (NYSE: EGP)



DEVELOPED, OWNED & MANAGED BY

EASTGROUP
PROPERTIES

www.eastgroup.net

For more information, please contact:

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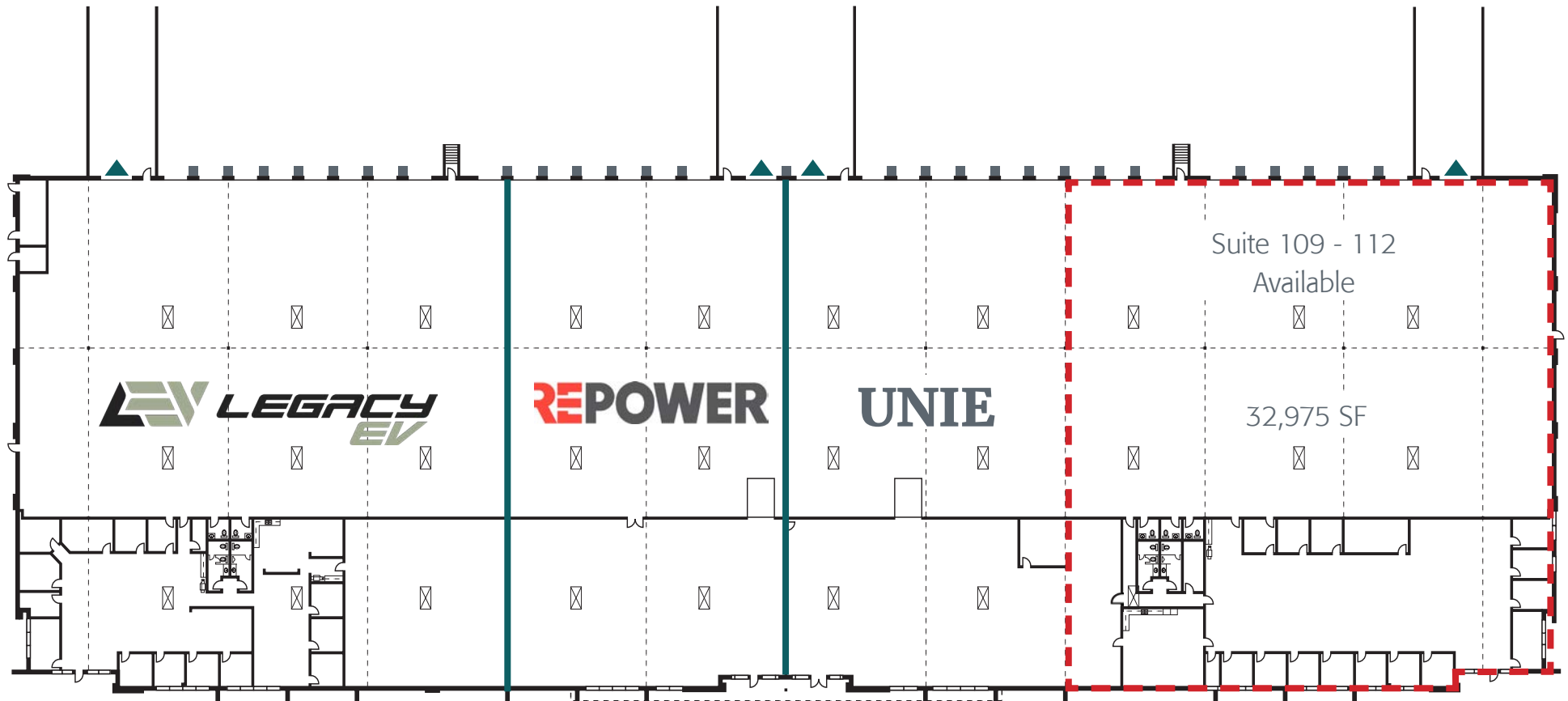


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- ▲ Grade Level Door
- Dock Door



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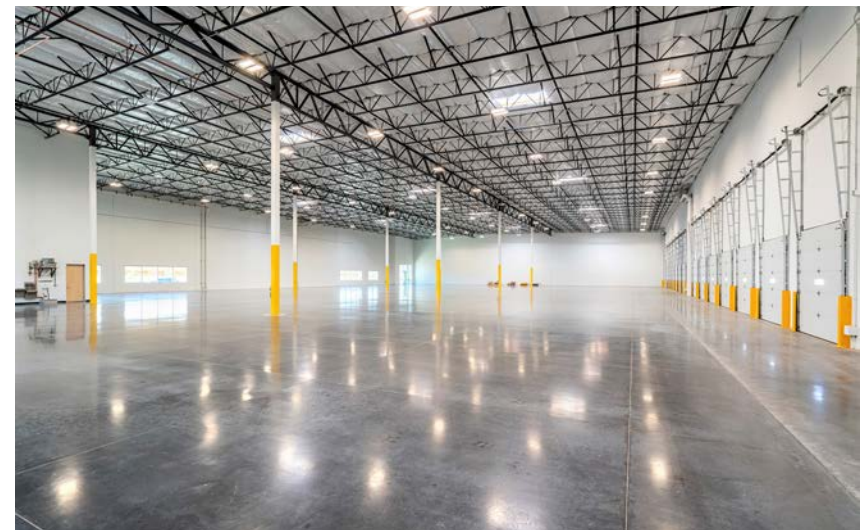
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AVAILABLE TO LEASE: 565 E. Germann Road

Building Size	103,275 SF
Availability	32,975 SF
Bay Width/Depth	52' x 180' Typical
Clear Height	30'
Column Spacing	52' x 60' Typical
Loading	7 Dock, 1 Grade
Truck Court	180' Shared
Warehouse	Evap Cooled and HVLS Fans
Office Buildout	Suite 109 - 112: 10,000 SF
Power	3,000 Amps 277/480V
Parking	43 Spaces
Other	LED Warehouse Lighting R-38 Insulation Painted Interior Walls Insulated Loading Doors



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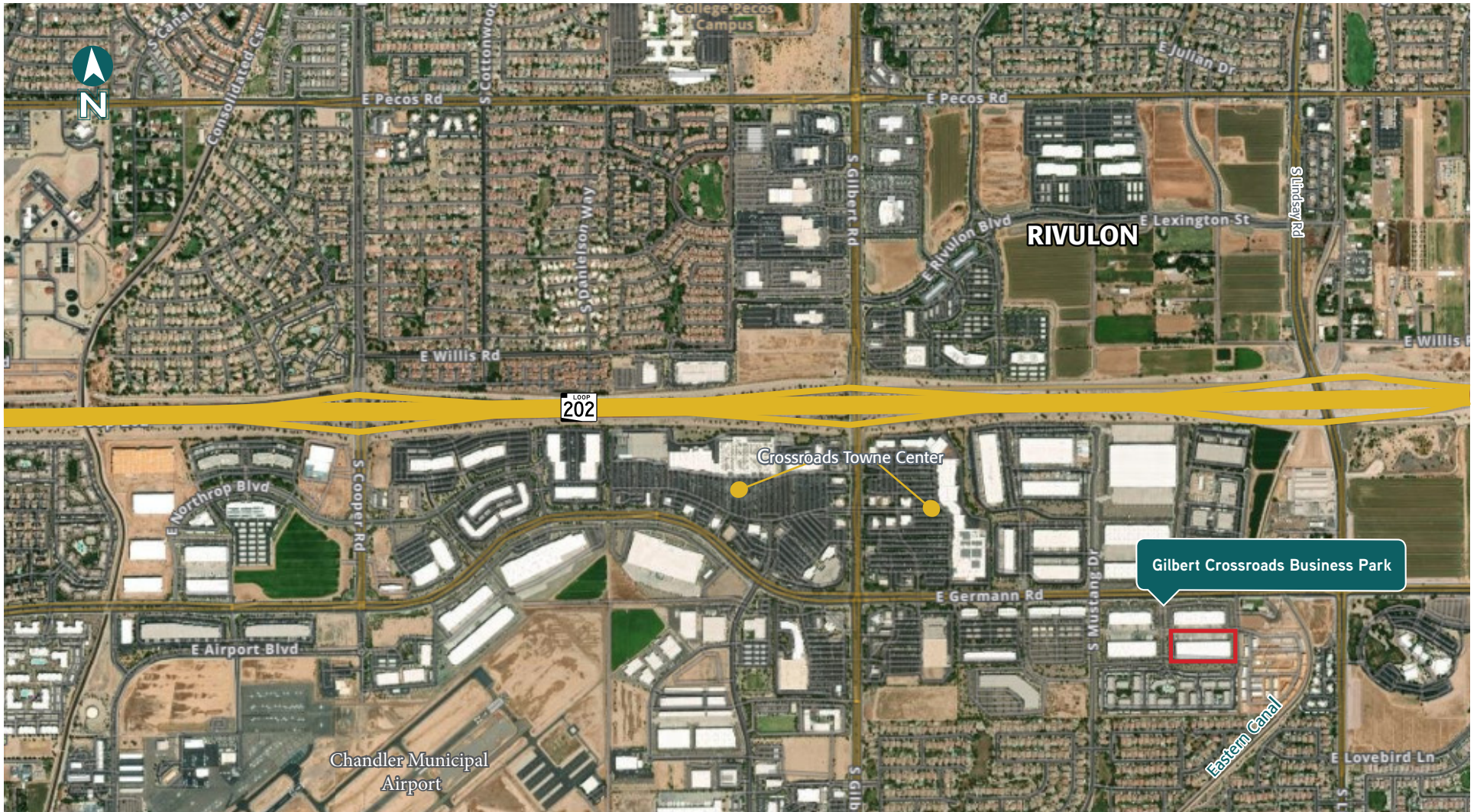
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