

NEW INDUSTRIAL BUILDING FOR LEASE

350 S HAMILTON CT | GILBERT, AZ 85233

± 21,352 SF

INDUSTRIAL SPACE FOR LEASE

\$1.50/SF/MO NNN

**CONSTRUCTION
COMPLETE!**

PROPERTY DETAILS

- ±21,352 SF Building
- ±50,529 SF (±1.16 Acre) Parcel
- Light Industrial Zoning in the City of Gilbert
- 20' Clear Height
- Full Air Conditioning
- Only (2) Columns in the Warehouse
- 2,000 Amps of 277/480 Volt Power
- (3) 14' x 14' Roll Up Doors
- Enclosed and Secured Yard with Automated Roller Gates
- Fully Improved and Mature Business Park (Elliot Commerce Center)



contact: **Brandon Koplin**
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THE **LEROY
BREINHOLT**
TEAM

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CRPAC

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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

11.24.25

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SITE PLAN

- ±19,447 SF Warehouse
- ±1,905 SF Office
- Ingress/Egress on S Hamilton Ct
- Abundant Parking & Yard Space



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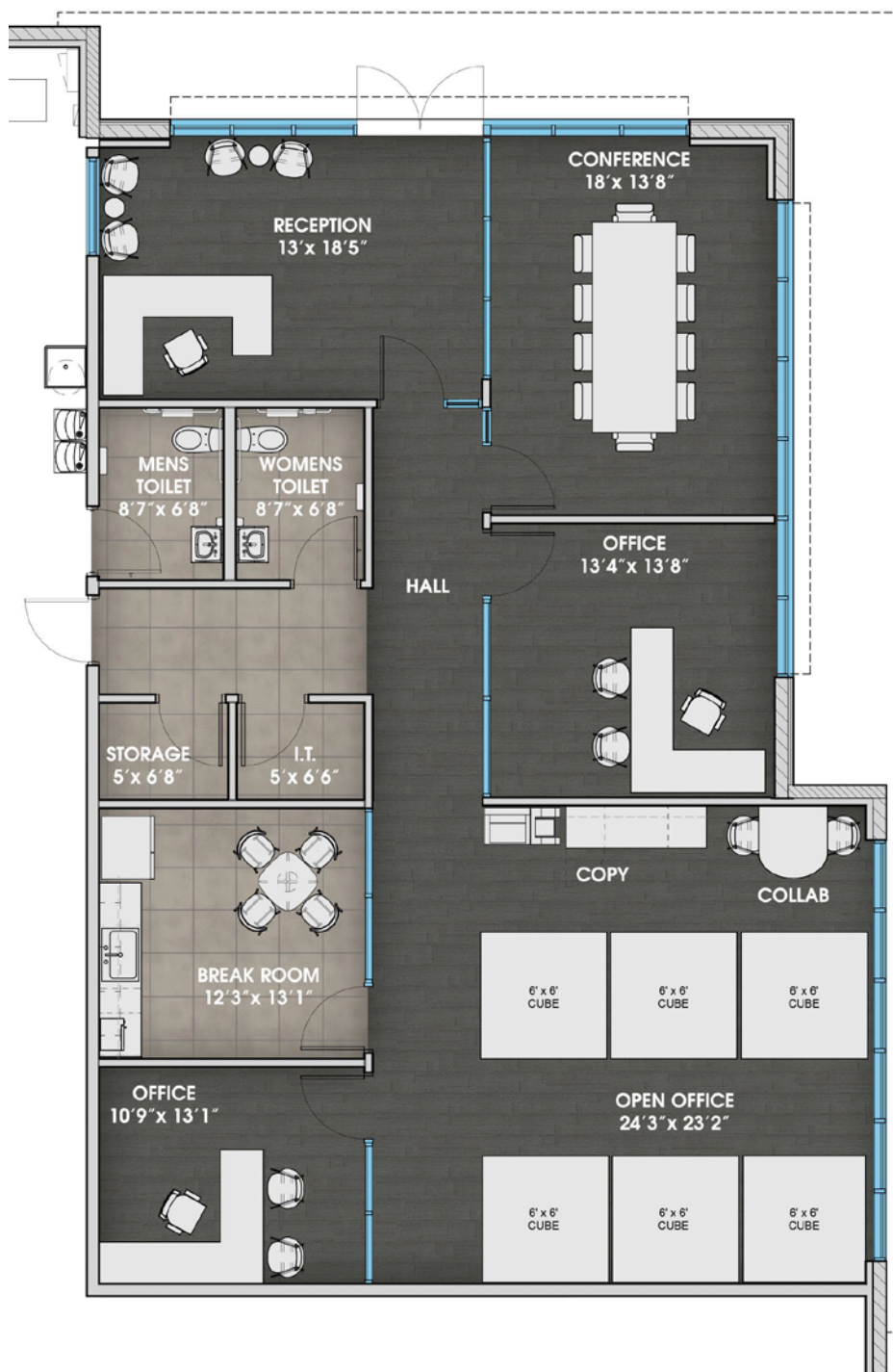
OFFICE PLAN

- Reception/Waiting Area
- (2) Private Offices
- Conference Room
- Bull Pen
- Break Room
- (2) Rest Rooms
- Storage Closet
- IT Closet

Envision your business in this brand-new, freestanding industrial warehouse building in Gilbert, AZ.

Currently under construction, the property will boast modern interiors, efficient layouts, and adaptable spaces designed to maximize productivity.

This is an opportunity to secure a prime location in a thriving industrial hub.



contact:

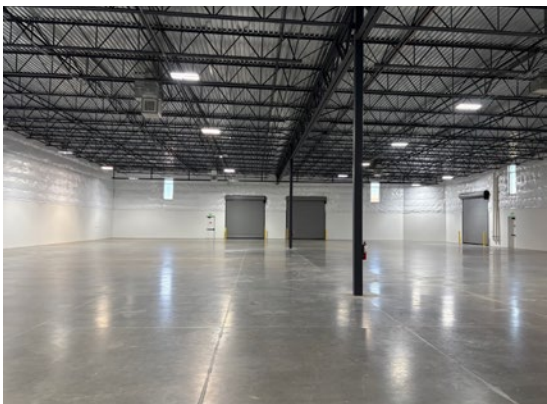
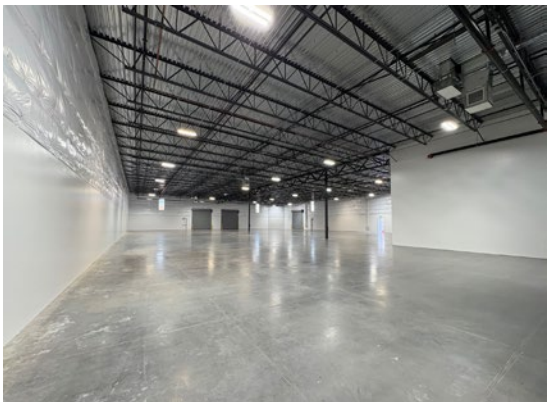
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