

# HUDSON INDUSTRIAL PARK

636 W COMMERCE AVE | GILBERT, AZ 85233

FOR LEASE - ±6,090 SF SINGLE-TENANT INDUSTRIAL BUILDING WITH YARD



## Exclusive Contacts:

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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. 10.11.21



**COMMERCIAL PROPERTIES INC.**

Locally Owned, Globally Connected. CFRAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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## FOR LEASE

**AVAILABLE** ±6,090 SF Building (±1,218 SF of Office)

**LEASE RATE** \$1.40 NNN + \$0.22 NNN's

**BUILD OUT** Reception, 4 Offices, Conference Room, Breakroom, & 2 Restrooms

**ZONING** LI, Town of Gilbert

**PARCEL** 302-15-011

## FEATURES

Evap. Cooled Warehouse, 220A Power, 2 Grade Level Doors, 10'-12' Clear Height, & Secure Fenced Yard (0.63 Acres)

W Commerce Avenue Frontage

Located near Cooper Rd & W Commerce Avenue



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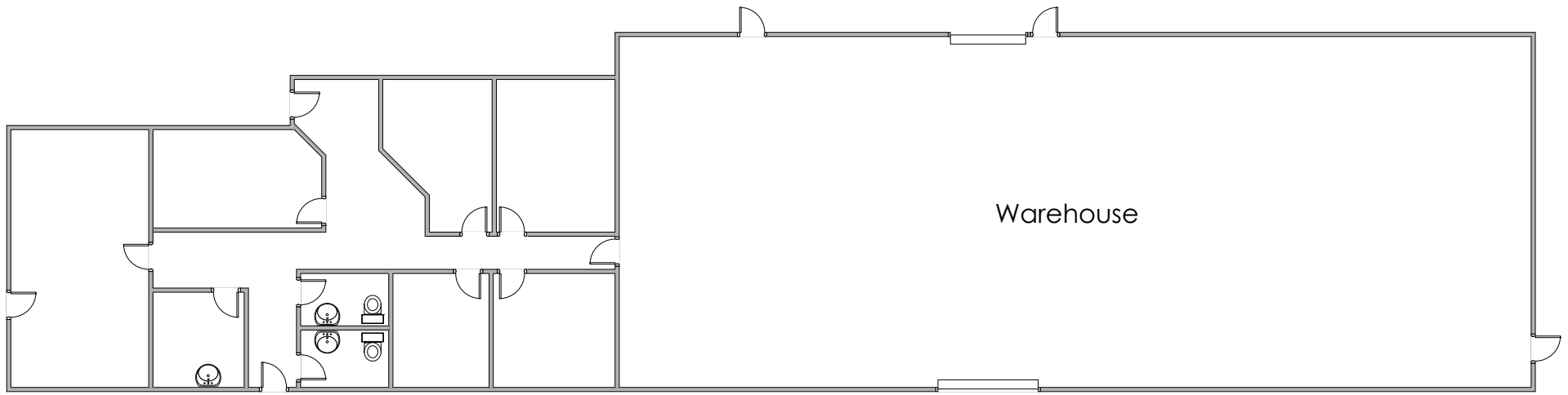
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## FLOOR PLAN

## FOR LEASE



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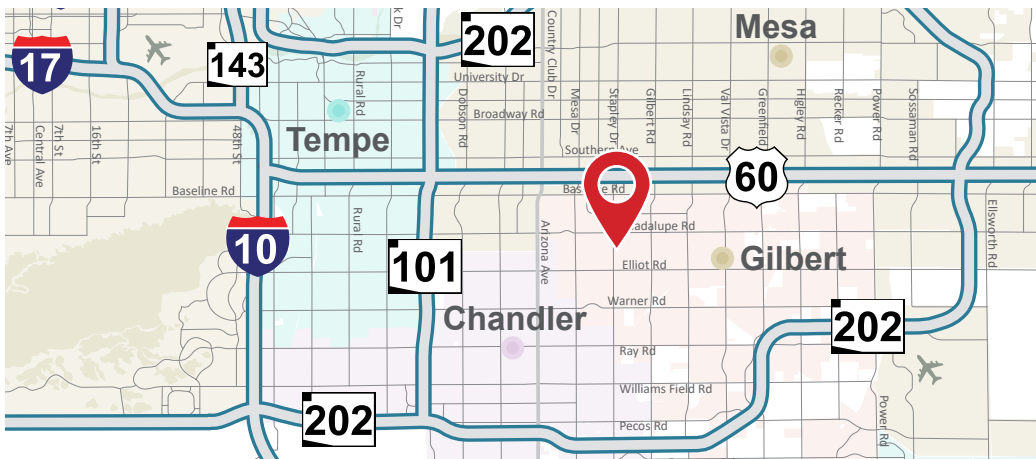
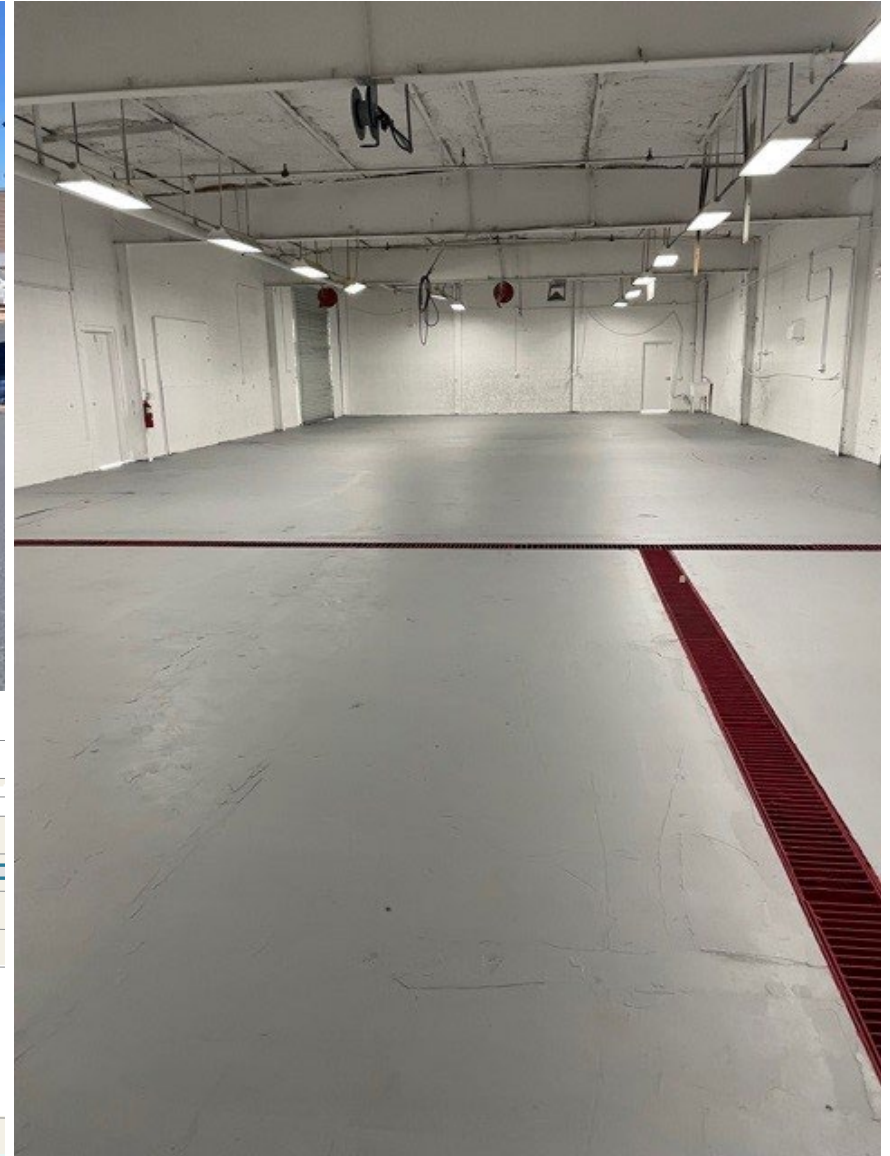
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