

PARK LUCERO

430 EAST GERMANN ROAD, BUILDING B, GILBERT, AZ

±143,537 SF AVAILABLE

SUBLEASE

UNTIL JANUARY 31, 2028



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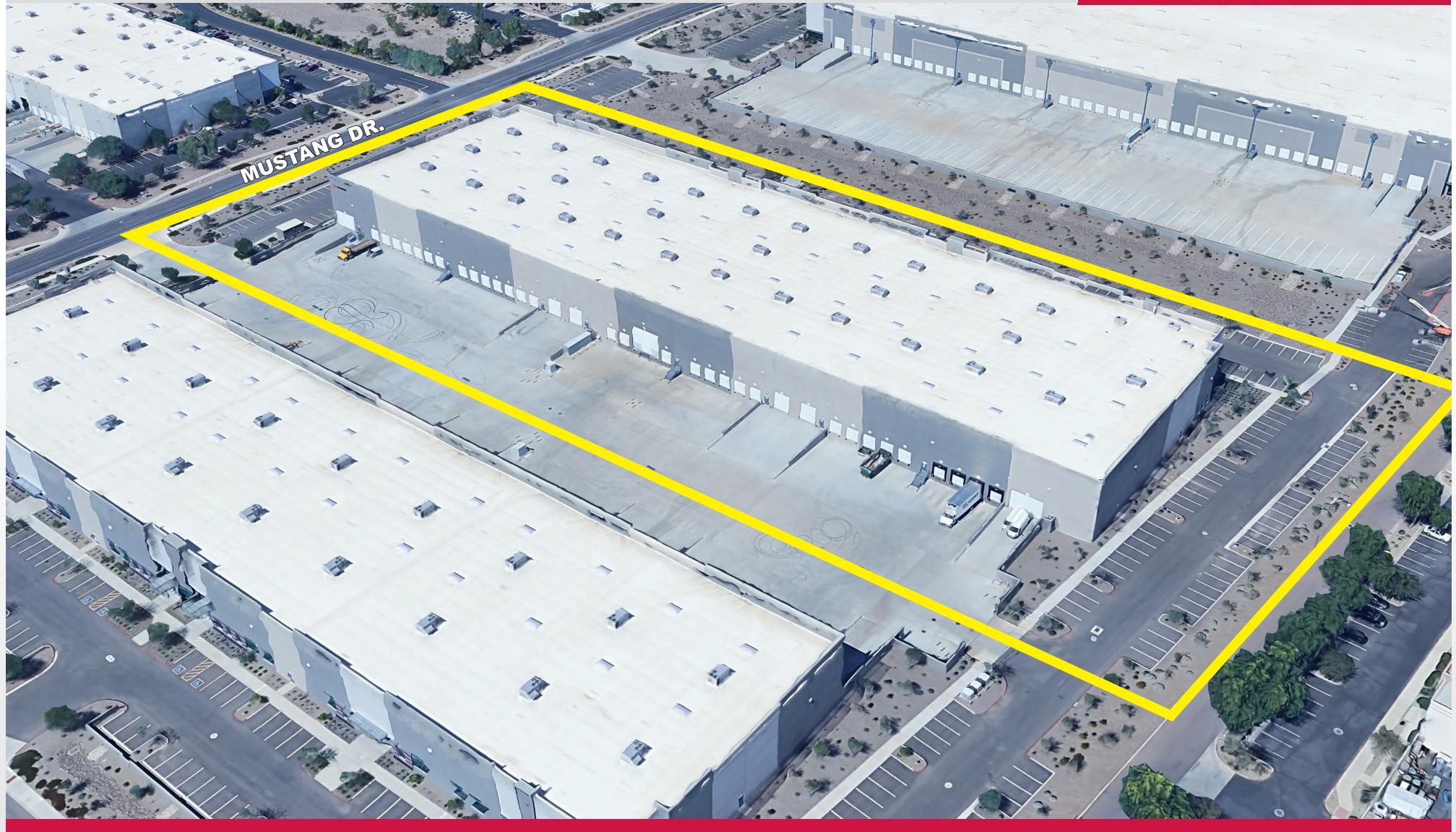
 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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- ±143,537 SF
- ±3,000 SF Office
- Reception, Large Bullpen, Two Offices, and Breakroom
- 100% HVAC (Humidity Control)

- 31 Dock Positions
- Two (2) 12' x 14' Grade Level Doors
- Five (5) Oversized Grade Level Doors
 - (1) 20' x 20'
 - (4) 16' x 14'

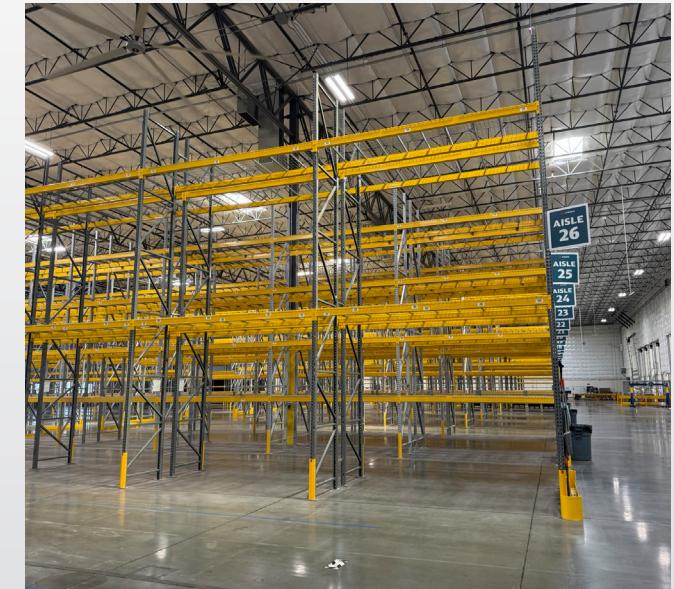
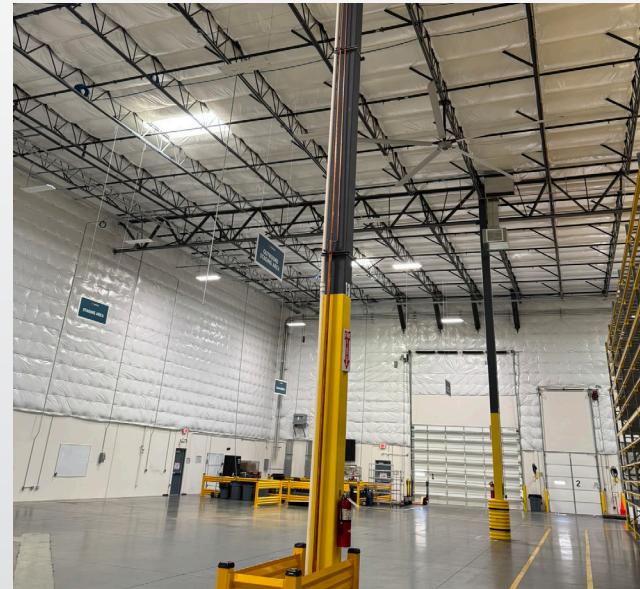
- 32' Clear Height
- Estimated Power: 3,600 Amps 277/480v
- ESFR Sprinklers
- Zoning: LI – Light Industrial

- Secured Truck Court
- 210' Building Depth
- 190' Truck Court
- Asking Rate: \$0.97 NNN
- Expires: January 31, 2028

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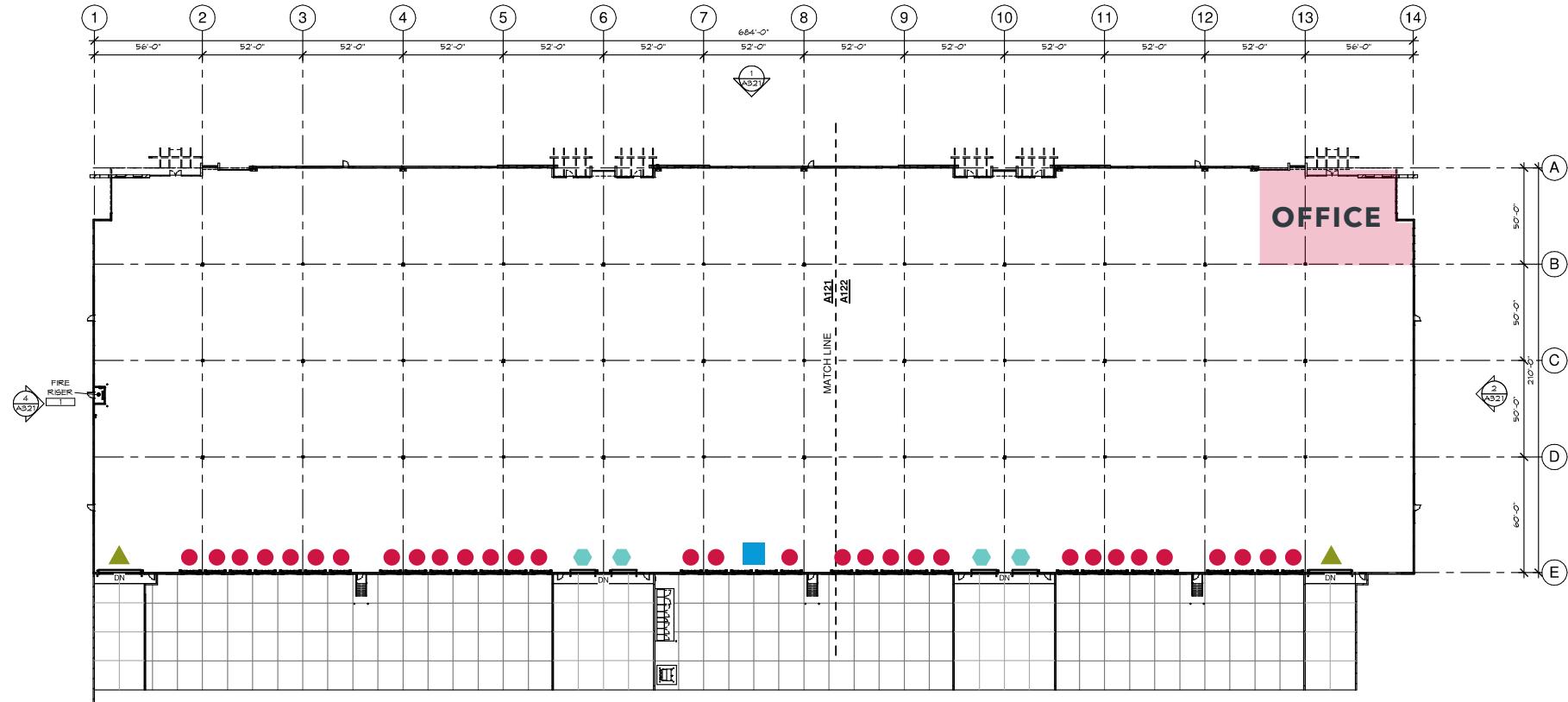
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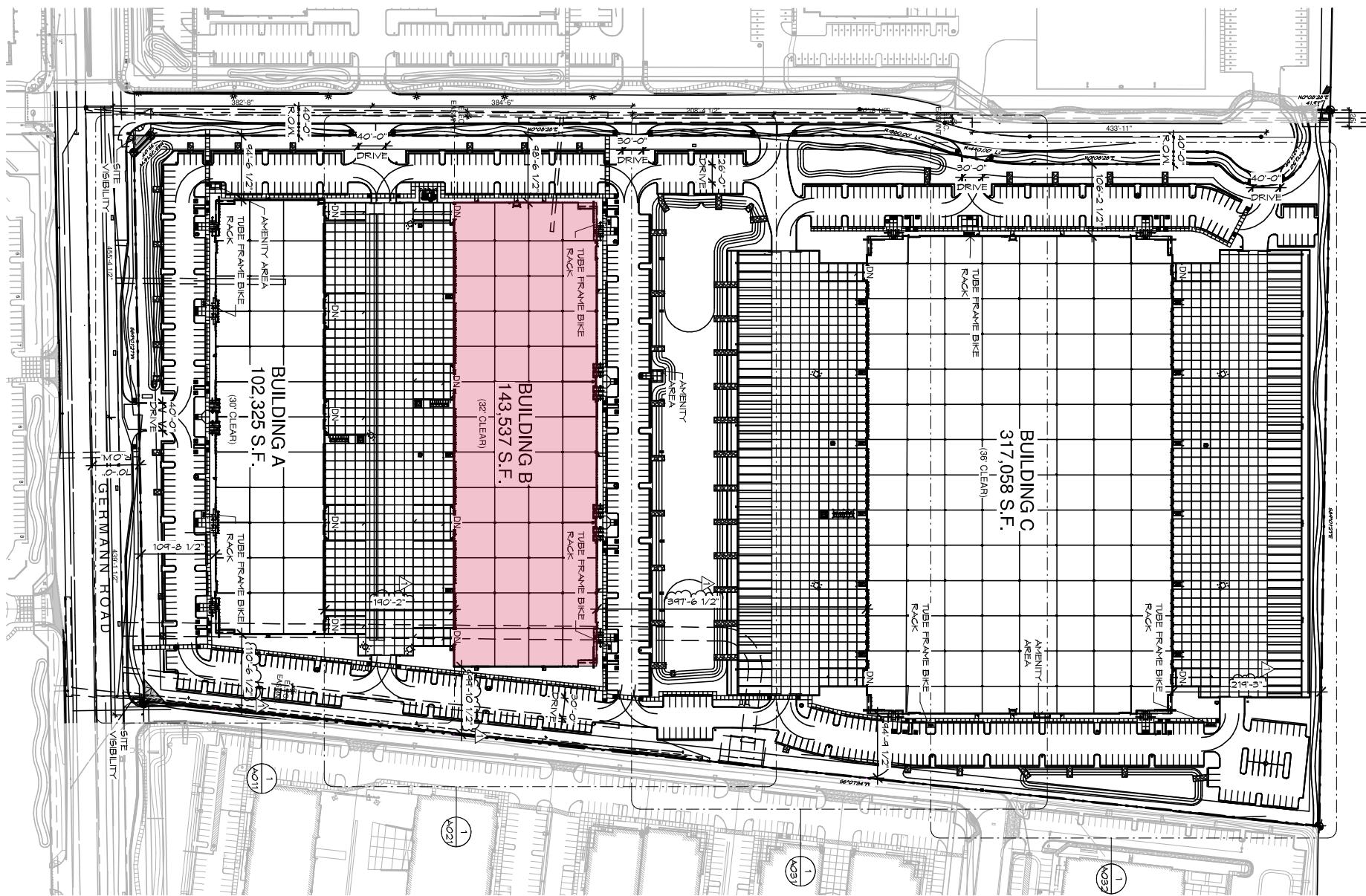


- DOCK DOOR
- LARGE DOCK DOOR (20' X 20')
- ▲ GRADE LEVEL (12' X 14')
- ◆ LARGE GRADE LEVEL (16' X 14')

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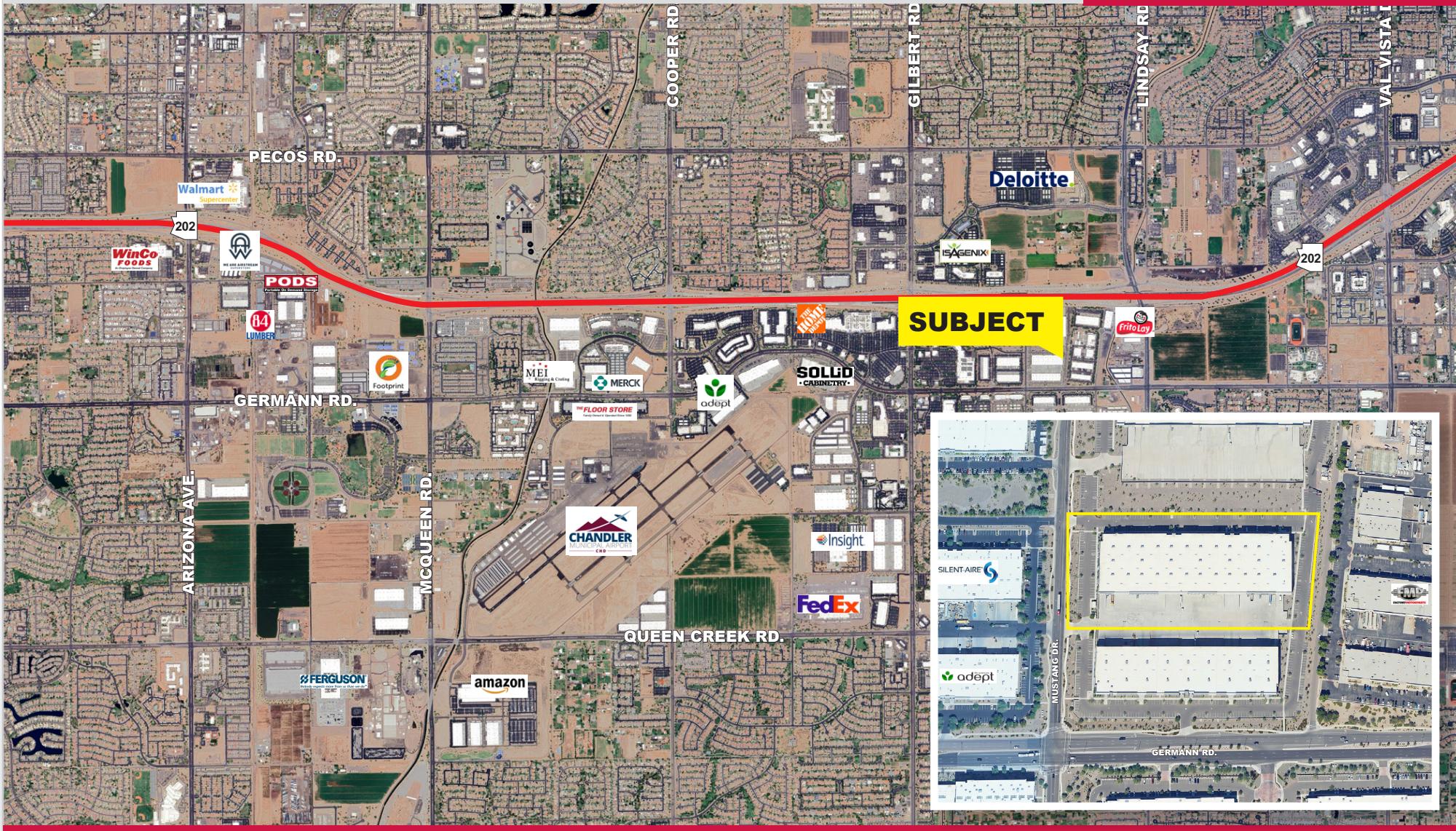
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