

# PARK LUCERO

430 EAST GERMANN ROAD, BUILDING B, GILBERT, AZ

**±143,537 SF AVAILABLE**

***SUBLEASE***

**UNTIL JANUARY 31, 2028**



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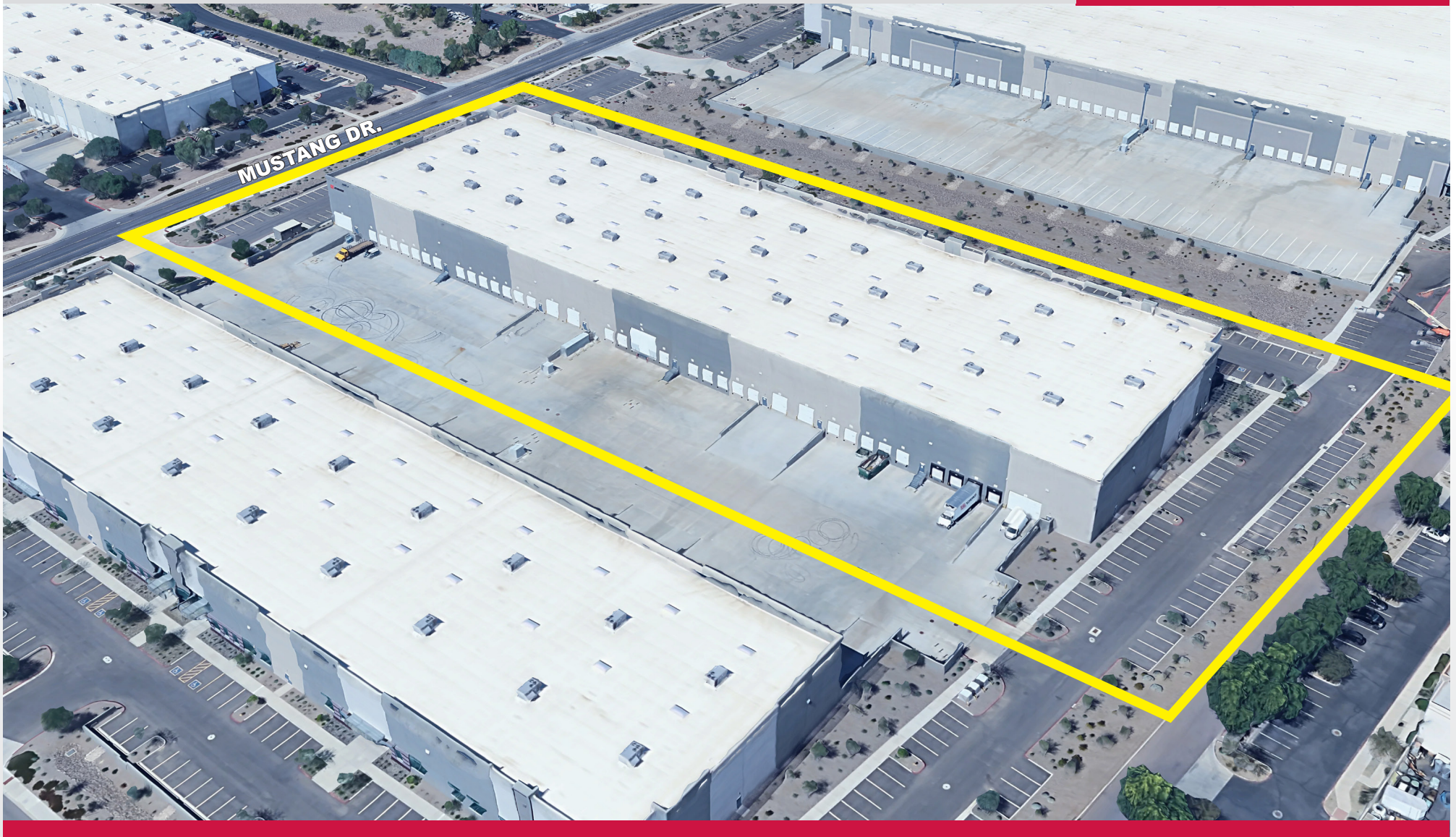
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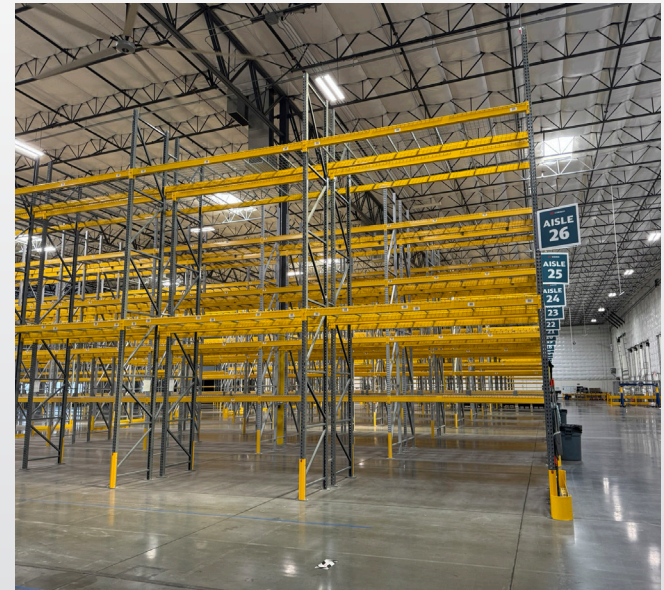
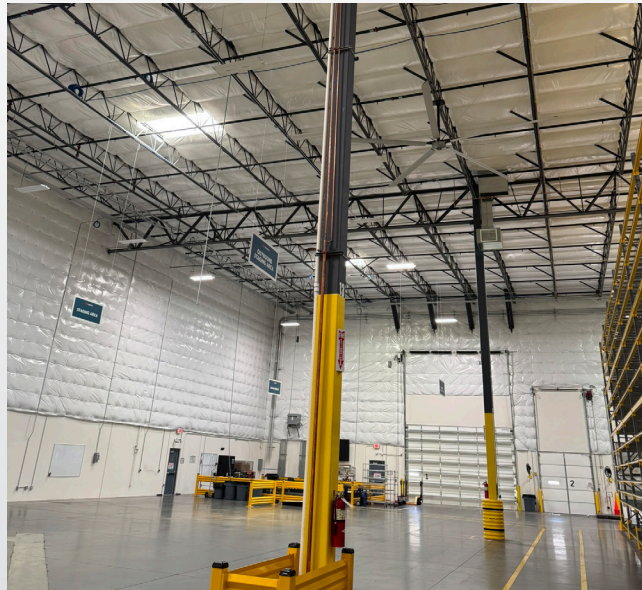


- ±143,537 SF
- ±3,000 SF Office
- Reception, Large Bullpen, Two Offices, and Breakroom
- 100% HVAC (Humidity Control)
- 31 Dock Positions
- Two (2) 12' x 14' Grade Level Doors
- Five (5) Oversized Grade Level Doors
  - (1) 20' x 20'
  - (4) 16' x 14'
- 32' Clear Height
- Estimated Power: 3,600 Amps 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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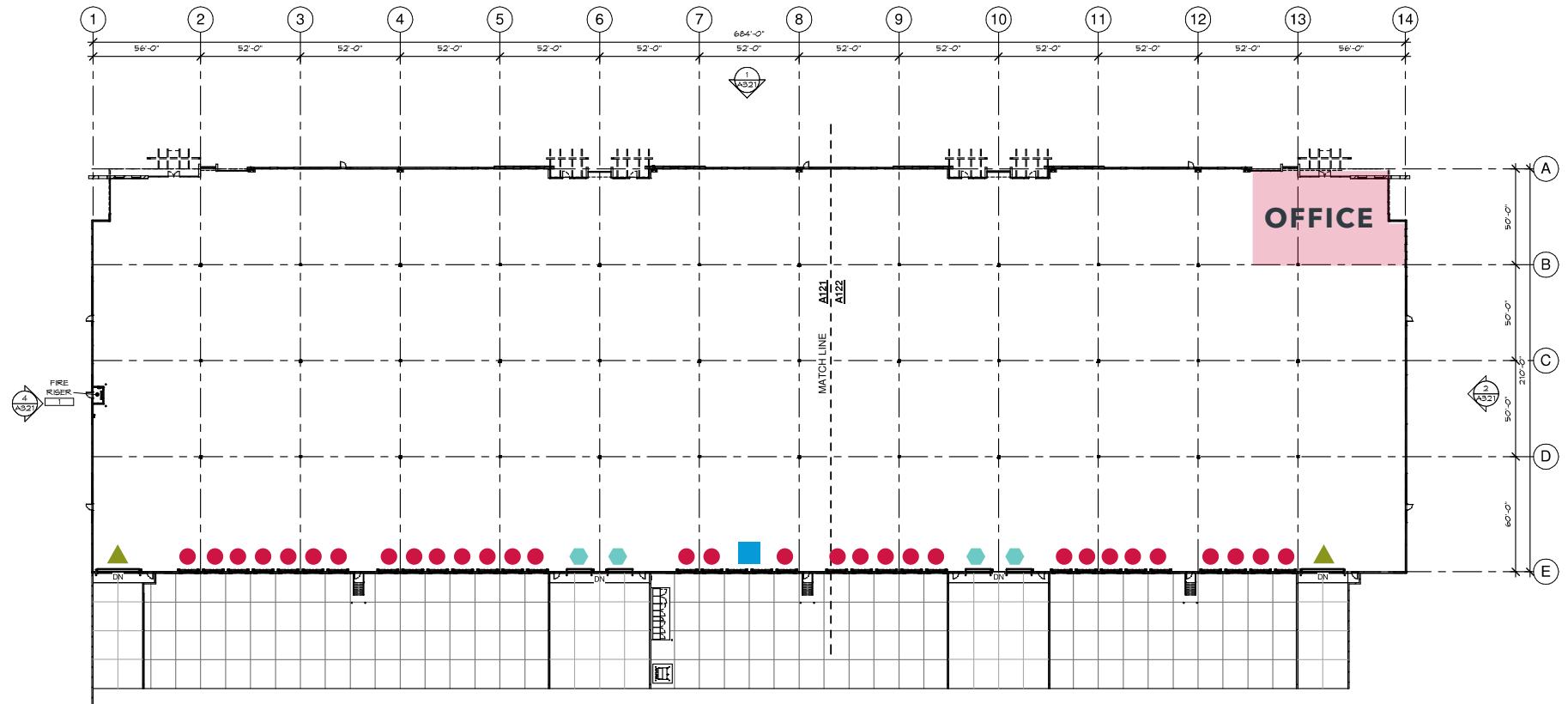
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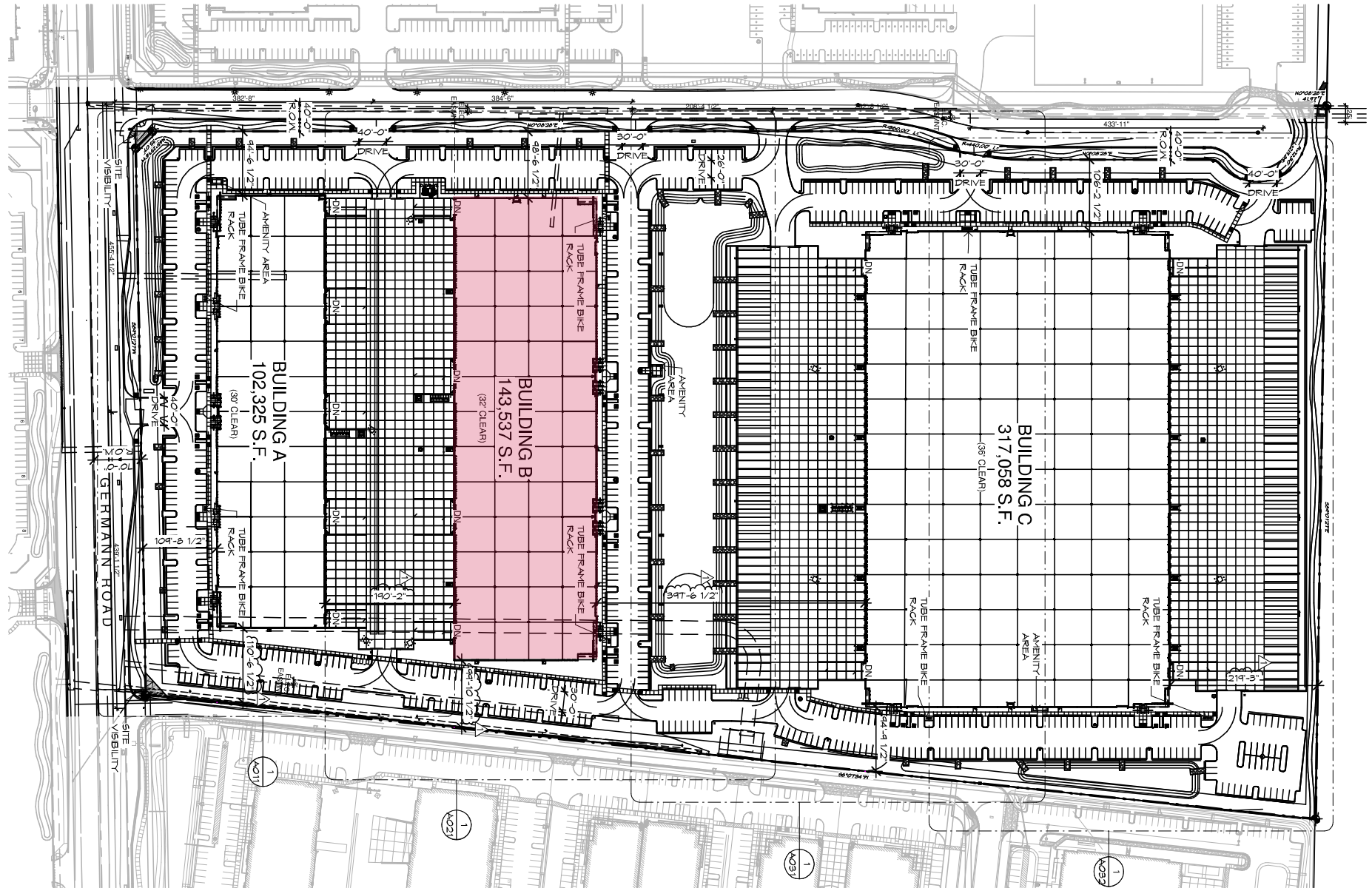
- DOCK DOOR
- LARGE DOCK DOOR (20' X 20')
- ▲ GRADE LEVEL (12' X 14')
- ⬢ LARGE GRADE LEVEL (16' X 14')



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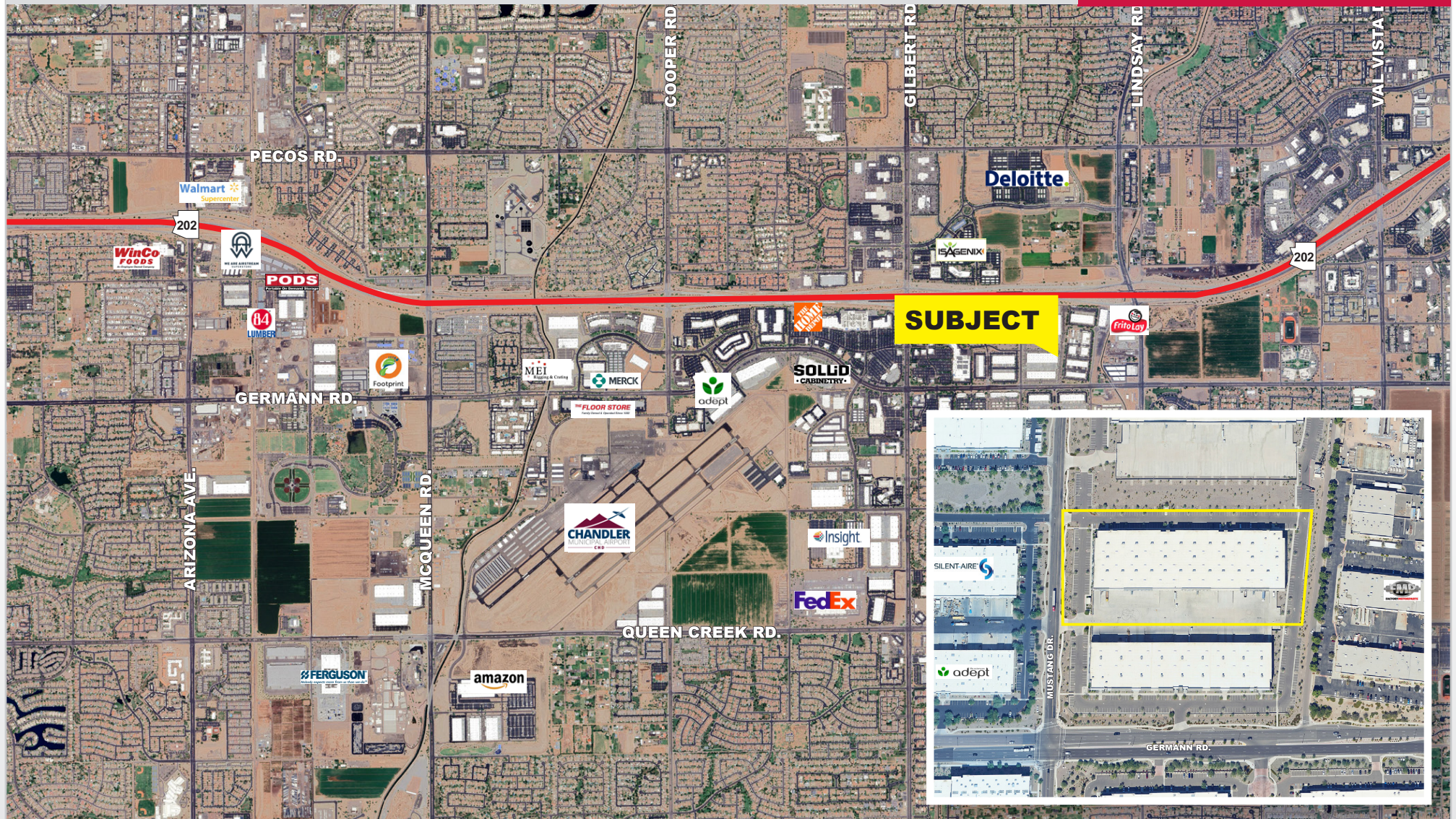




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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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