

330 E. Germann Road

Park Lucero · Gilbert, Arizona

● AVAILABLE IMMEDIATELY — SUITE 119

20,582^{SF}
AVAILABLE SPACE**87,876**^{SF}
TOTAL BUILDING**3,200**^{SF}
OFFICE BUILD-OUT**32**
CLEAR HEIGHTSUITE TYPE
End CapCONDITION
Move-In ReadyCLIMATE
EVAP CooledPARKING
44 Stalls

SPECIFICATIONS

SUITE	119 — End Cap
OFFICE SPACE	3,200 SF
CLEAR HEIGHT	32'
DOCK DOORS	4 Dock-High
DRIVE-IN DOORS	2 Ramped
FIRE PROTECTION	ESFR Sprinkler
CLIMATE CONTROL	EVAP Cooled
POWER	400A, 480V 3-Phase (expandable)
PARKING	44 Car Stalls
LIGHTING	New LED w/ Motion Sensors
OFFICE FINISHES	New Paint & Flooring Throughout
WAREHOUSE	Whiteboxed & Move-In Ready

LOCATION

LOOP 202	Direct via S. Gilbert Rd & S. Lindsay Rd
I-10	~5 miles
INTEL OCOTILLO	~10 min via Loop 202
PHX SKY HARBOR	~20 min

PROPERTY HIGHLIGHTS

△ JUST RENOVATED

- ◆ **New LED Lighting** — motion sensors, lower energy costs.
- ◆ **Refreshed Office** — new paint & flooring throughout.
- ◆ **Whiteboxed Warehouse** — clean slate, move-in ready.

END CAP SUITE

Corner unit with signage visibility from Germann Rd & Mustang Dr.

LOOP 202 FRONTAGE

Direct access via S. Gilbert & S. Lindsay Rd — strong logistics & visibility.

INTEL OCOTILLO PROXIMATE

~10 min to Intel's flagship campus — ideal for tech-adjacent tenants.

NEARBY AMENITIES

Dining, hotels & retail within minutes — convenient for staff & clients.

Scott Guo

Investment & Leasing Officer · EQT Real Estate

PHONE
480-637-1166EMAIL
scott.guo@eqtpartners.com

330 E. Germann Road · Suite 119

Gilbert, Arizona · 20,582 SF · For Lease

AERIAL VIEW



SITE PLAN



LOCATION MAP



LOOP 202

Via S. Gilbert Rd & S. Lindsay Rd

I-10

~5 Miles

INTEL OCOTILLO

~10 Min via Loop 202

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