

1225

N ACACIA DRIVE
GILBERT, AZ 85233

FOR LEASE

UNDER NEW OWNERSHIP

NEW PAINT, LIGHTING, UPDATED OFFICE, EVAP COOLING FOR WAREHOUSE, UPDATED RESTROOMS, LANDSCAPING, AND MORE COMING SOON!



Mark Cassell
Partner
480.289.4227
mcassell@levrose.com

Landon McKernan
Partner
480.294.6571
lmckernan@levrose.com

Cameron Miller
Advisor
480.294.6584
cmiller@levrose.com

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OFFERING DETAILS

LEASE RATE	\$1.40/SF NNN (estimated NNNs are \$.20/SF - \$.25/SF)
BUILDING SIZE	±9,797 SF
LOT SIZE	±25,231 SF
PROPERTY TYPE	Industrial/Flex
PARCEL	302-11-070
ZONING	LI, Gilbert

PROPERTY HIGHLIGHTS:

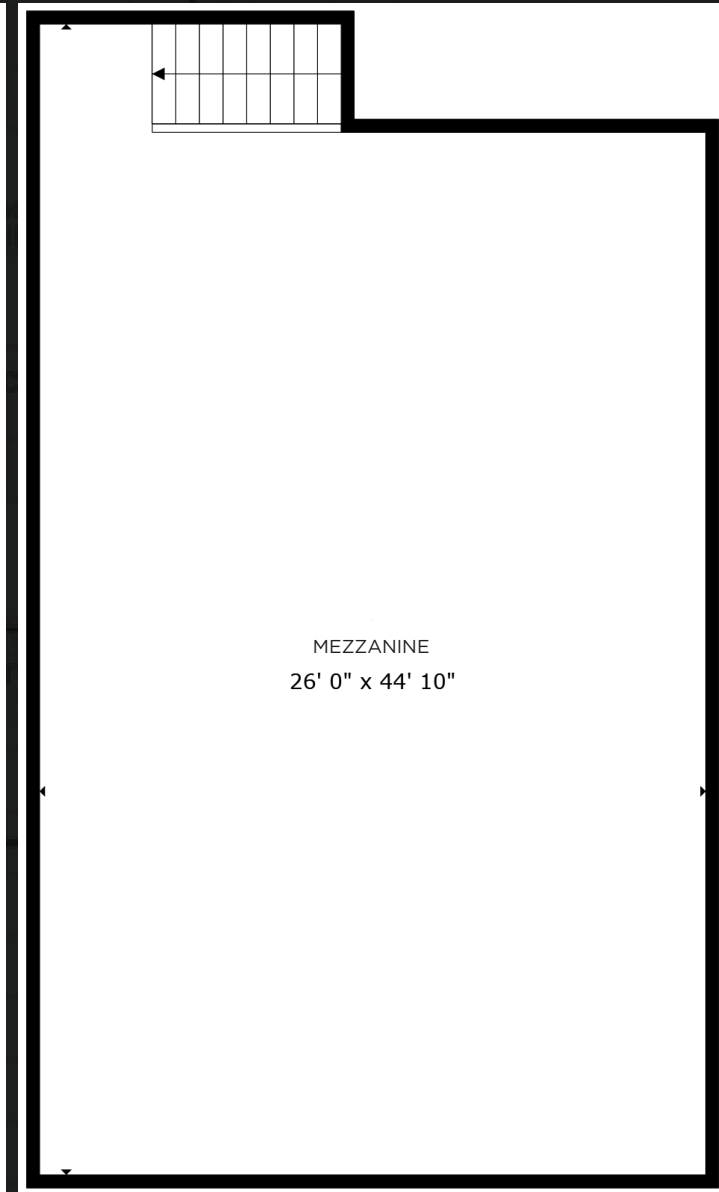
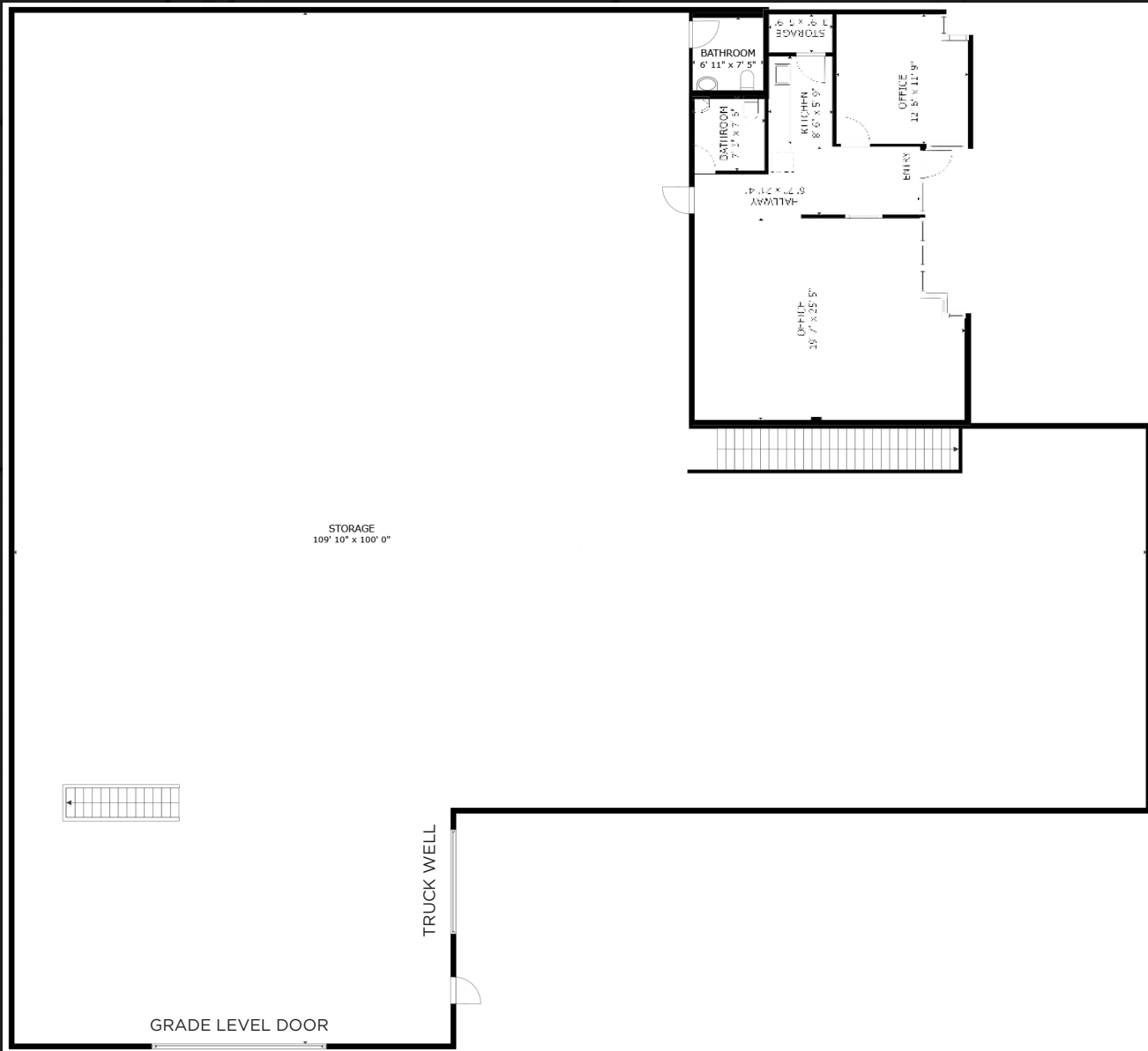
- ±21 foot clear height
- Fire sprinklered throughout
- Sky lights
- One (1) Grade Level Door (16 x 14 feet)
- One (1) Truck Well (10 x 10) - with leveler
- New 5 Ton HVAC for office
- Power: 400A, 120/208V, three (3) phase
- Concrete floor in warehouse
- Block Construction
- Fenced/Secured Yard
- ±1,040 SF mezzanine (bonus SF)



FLOORPLAN

 [CLICK TO VIEW OFFICE VIRTUAL TOUR](#) 

 [CLICK TO VIEW MEZZANINE VIRTUAL TOUR](#)



INTERIOR PHOTOS



AERIAL OVERVIEW



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	19,671	125,288	415,952
2028	22,259	141,143	468,134



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	8,304	46,171	142,040
2028	9,566	52,333	160,160



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$65,069	\$66,743	\$63,390



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	65,894	177,021	306,622



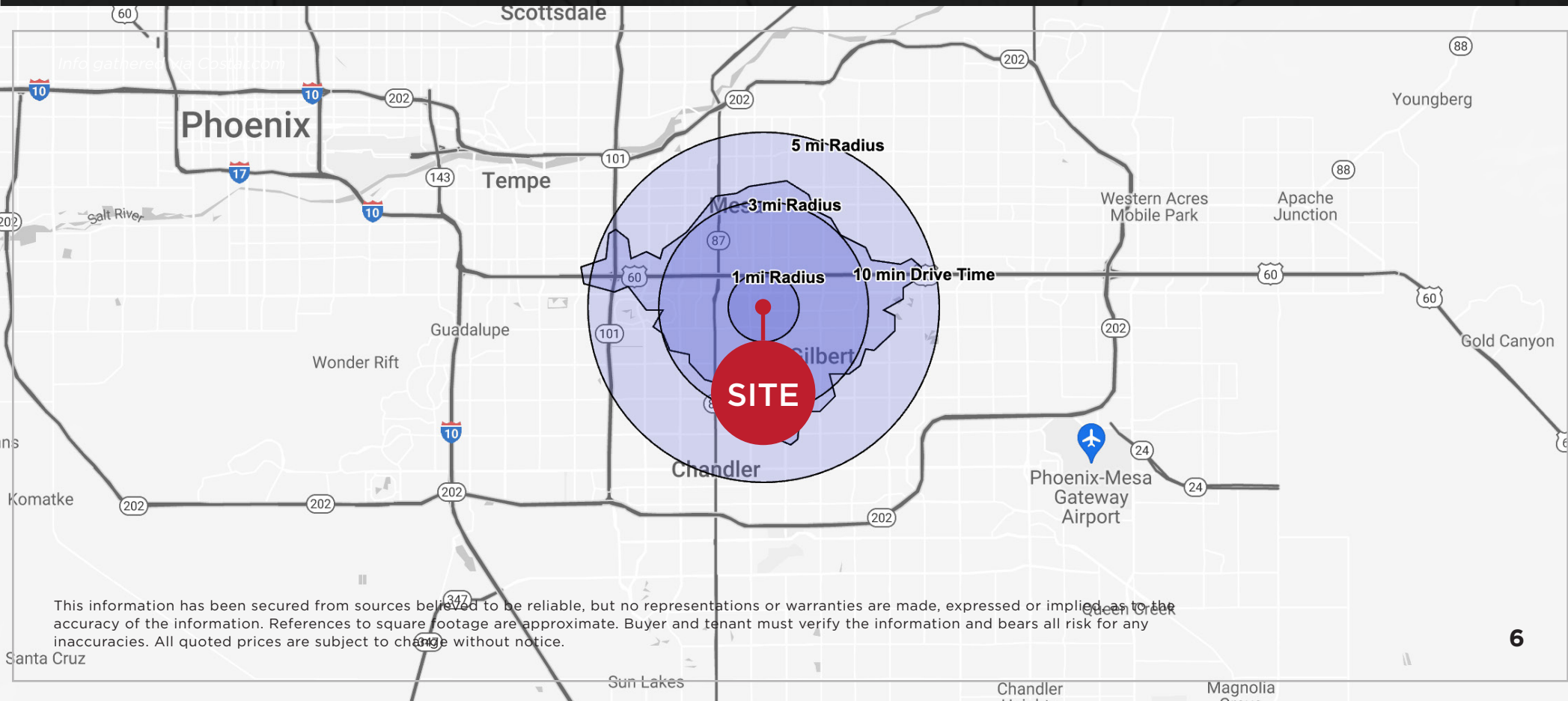
BUSINESSES

	1 MILE	3 MILES	5 MILES
2023	2,928	12,189	25,092



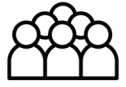
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2023	\$318,950	\$271,557	\$233,364



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

GILBERT TOWN OVERVIEW



267K +
TOTAL POPULATION



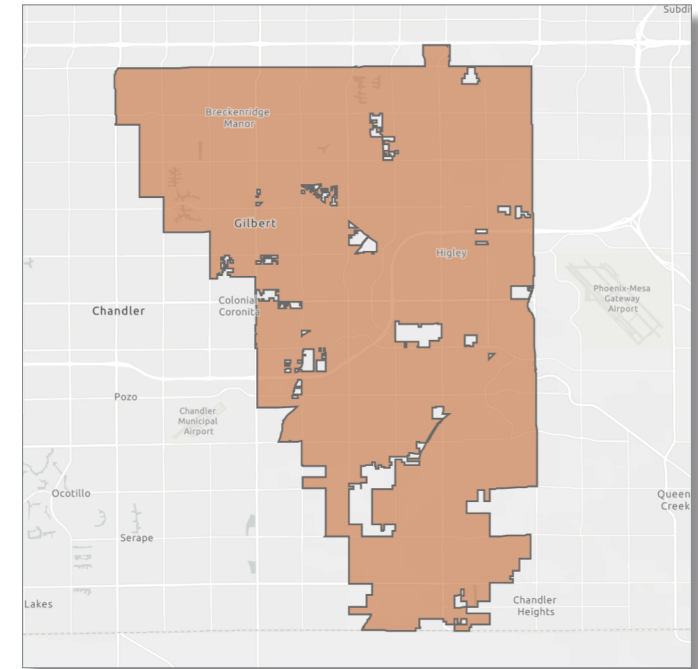
\$117K +
AVG HH INCOME

AFFLUENT POPULATION

Gilbert, Arizona's 5th largest town, is composed of a diverse and vibrant population covering a vast section of neighborhoods and suburban communities. Gilbert ranks in the upper quartile for Population Density compared to the other neighboring cities in Arizona. Gilbert is also known as a white-collar town with 87.92% of the workforce employed in white-collar jobs, well above the national average. Many of the housing in Gilbert was recently built, their real estate being, on average, some of the newest in the nation. Many families with children are attracted to Gilbert due to their good public school district, lower than average crime rates, and the overall tight knit community.

HOUSING

In the last 10 years, Gilbert has experienced some of the highest home appreciation rates in the nation when compared to other communities. With almost 268,000 people, 77,632 houses or apartments, Gilbert houses are among the most expensive in Arizona, the median cost being \$416,026. Gilbert homes are among some of the newest in America with 56% of housing being built after 2000.



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