

Below Market Rate Distribution Sublease with Gated Yard

596 E Germann Rd., Ste 101, Gilbert, AZ 85297



- Industrial/Warehouse Space End Cap
- Approximately 19,108 SF Available for Sublease
- Office: +/- 2,600 SF and Warehouse: +/- 16,508 SF
- For Lease: \$1.00 PSF NNN with \$0.24 PSF NNN Expenses
- Lease Term through July 31, 2028
- Evap Cooled Warehouse
- +/- 30' Clear Height
- Four (4) Dock High Doors & One (1) Grade Level Door
- 480/277V & 208/120V 3 Phase Power
- Large Fenced/Secured Truck Court Area (+/- 175')

www.menlocre.com/property

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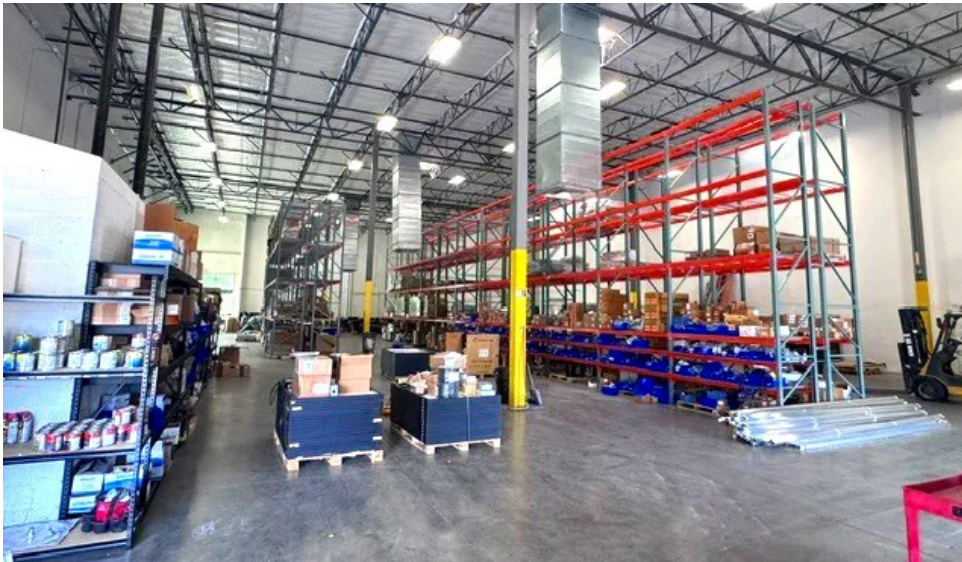
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Property Photos

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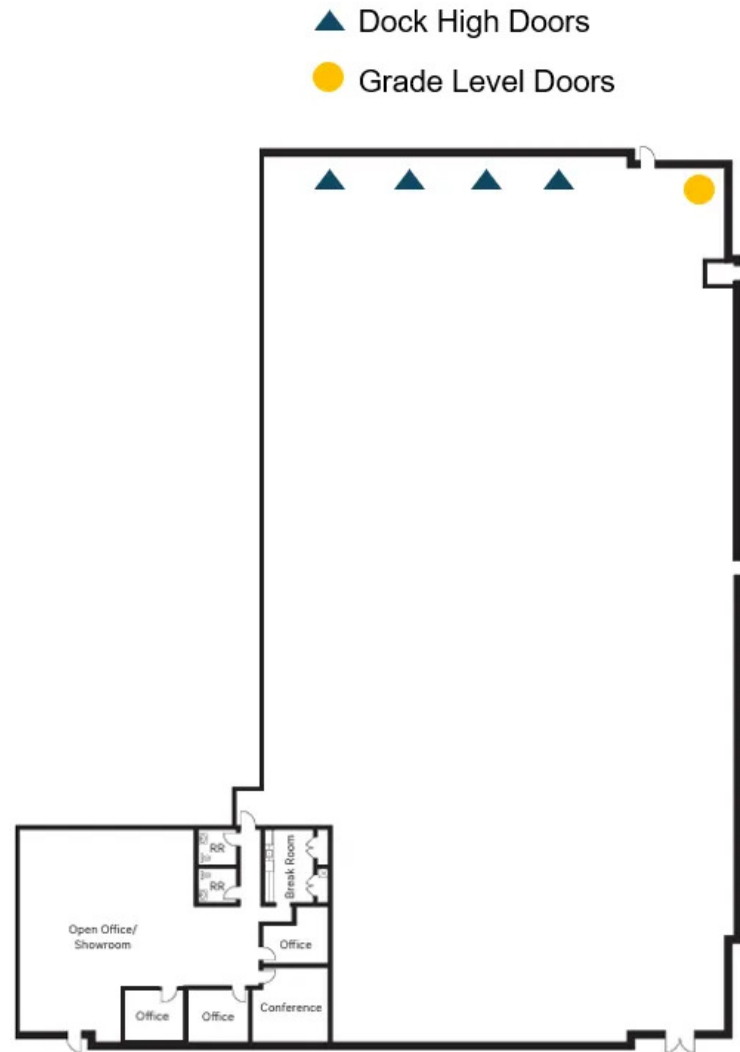


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Floor Plan

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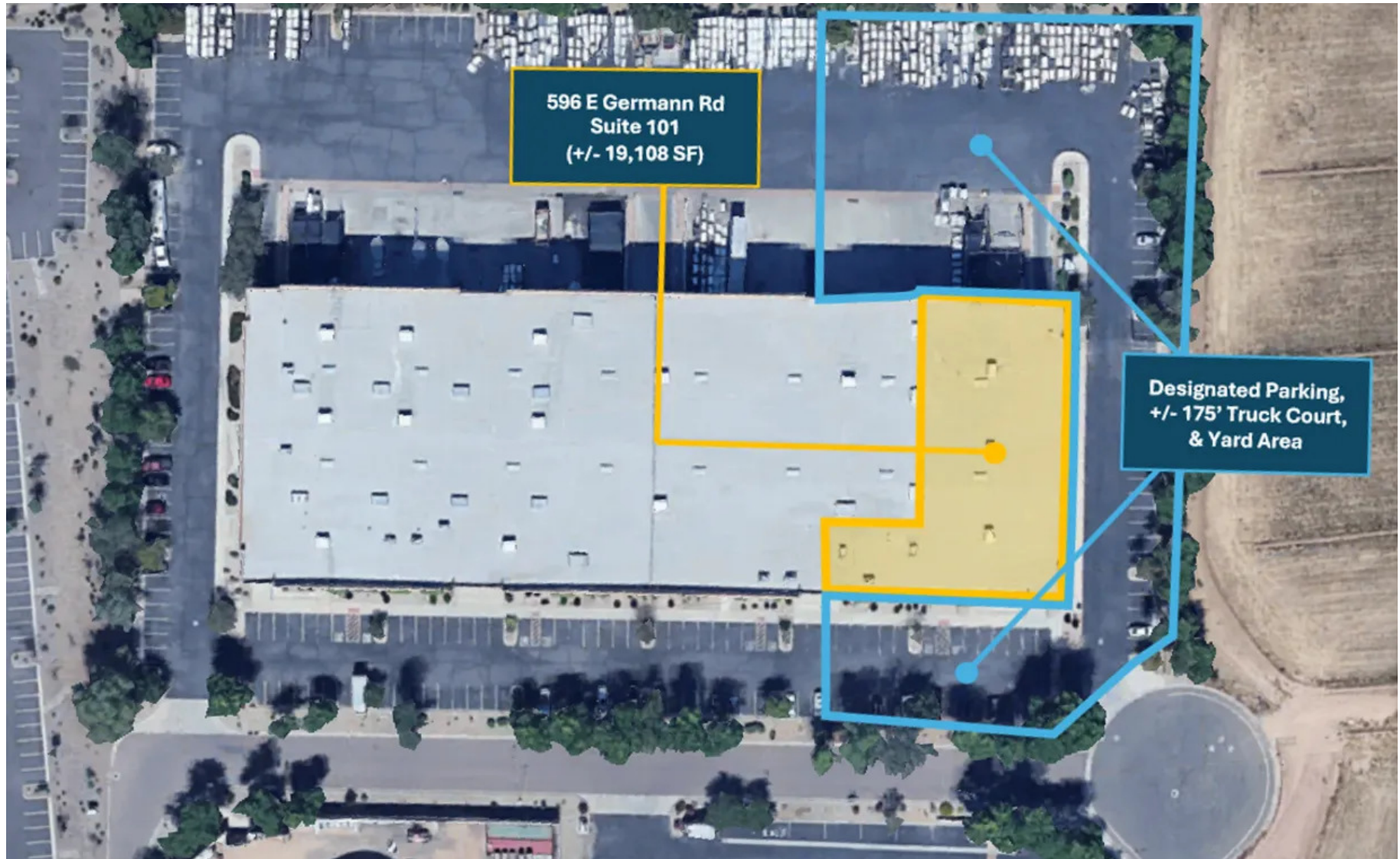


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Site Plan

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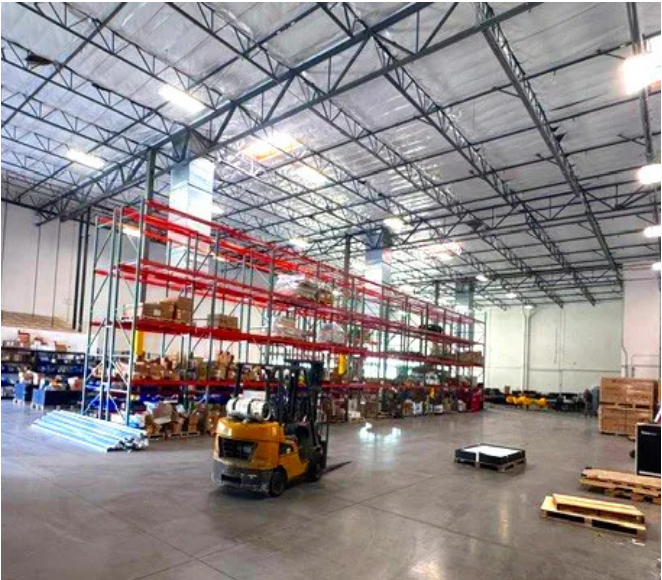
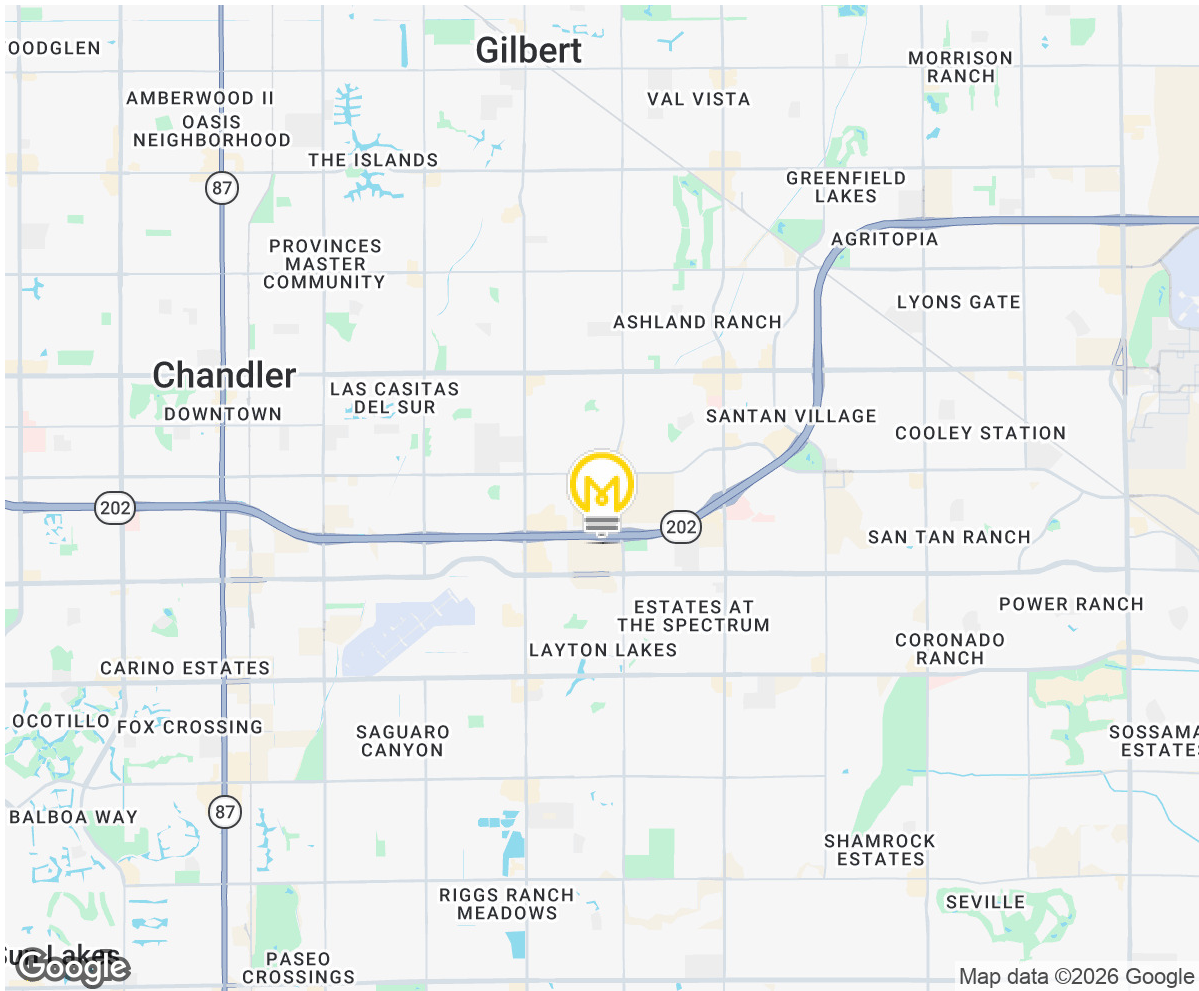


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Site Details

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,608	29,541	102,854
Total Population:	7,960	87,052	300,715
Average HH Income:	\$168,511	\$153,534	\$150,095