

# Freestanding Industrial Building AVAILABLE FOR SUBLEASE

680 N Golden Key St | Gilbert, AZ 85233



±4,000 SF Building with Fenced Yard

Lease Rate: \$1.80/SF/Mo (NNN)

**Tyson Breinholt**

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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### Property Summary

This freestanding industrial building presents a unique leasing opportunity for businesses seeking a versatile and functional space.

With a strategic location in the heart of Gilbert, this property offers convenient access to major transportation routes and a thriving business community.

The property's flexible design and ample space make it adaptable to a variety of industrial uses, while the fenced lot provides added security and privacy.

Building Size	±4,000 SF
Yard Size	±20,096 SF
Year Built	1982
Parcel	302-15-065
Zoning	LI
Grade Level Doors	2 (10' x 10')
Layout	Reception, Break Room, Show Room, Warehouse (w/ Restroom & Shower), & 2 Restroom in Office Area



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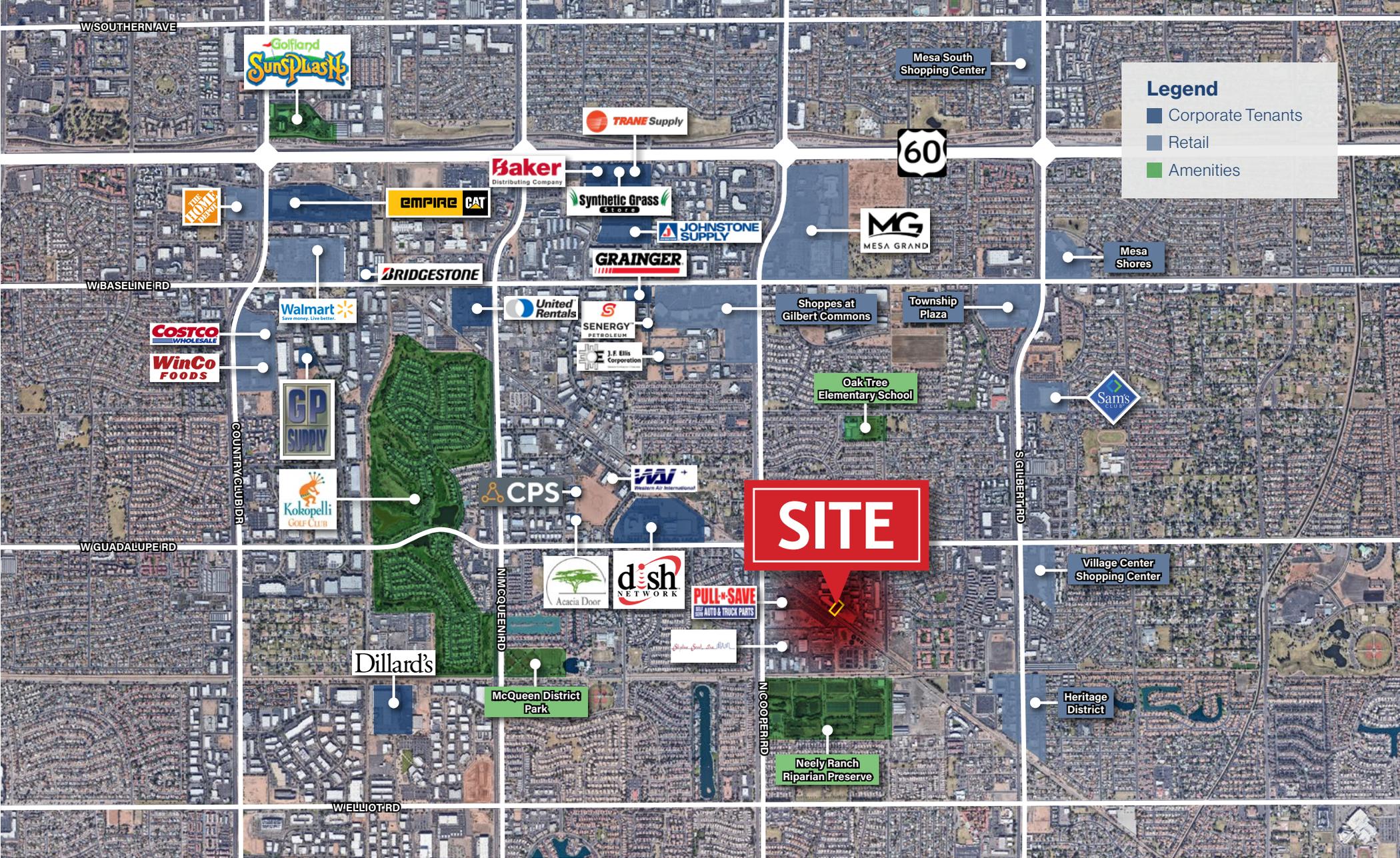
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The listing agent has an ownership interest in this property. The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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