



LOOP
202

LINDSAY RD

MELROSE ST

101

RIATA ST

106

105

SILVERADO CT

GERMANN RD

202 BUSINESS PARK

FOR LEASE

3 SUITES AVAILABLE

- 560 EAST GERMANN ROAD | Suite #105: ±4,743 SF
- 560 EAST GERMANN ROAD | Suite #106: ±4,000 SF
- 596 EAST GERMANN ROAD | Suite #101: ±19,108 SF

LEASING INFORMATION:

JAMES COHN
602.635.0624
JAMES.COHN@STREAMREALTY.COM

JACK GILBERTSON
602.370.3159
JACK.GILBERTSON@STREAMREALTY.COM

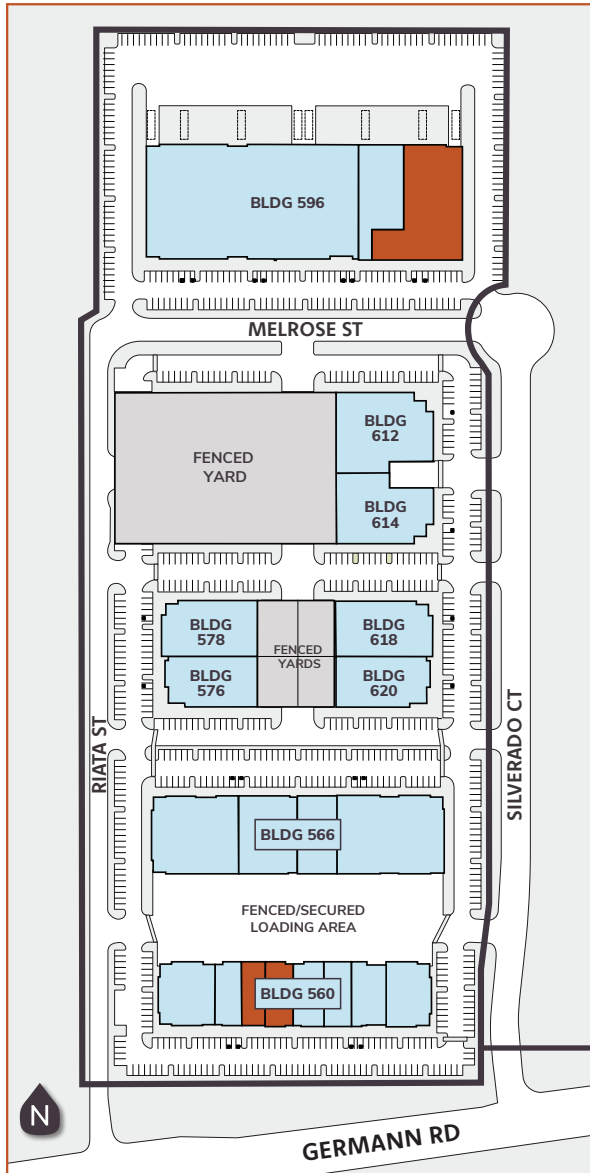
NICK ANDERSON
651.558.1817
NICK.ANDERSON@STREAMREALTY.COM



FOR LEASE | ±4,000 – ±19,108 SF AVAILABLE

560 & 596 EAST GERMANN ROAD

202 BUSINESS PARK



PROJECT FEATURES

- Full Diamond Interchange on Loop 202
- (LI) Light Industrial, Town of Gilbert Zoning
- Freeway Exposure
- Adjacent to abundant Retail (1M SF)

	- Available Vacant Space
	- Leased Space
	- Yard Space

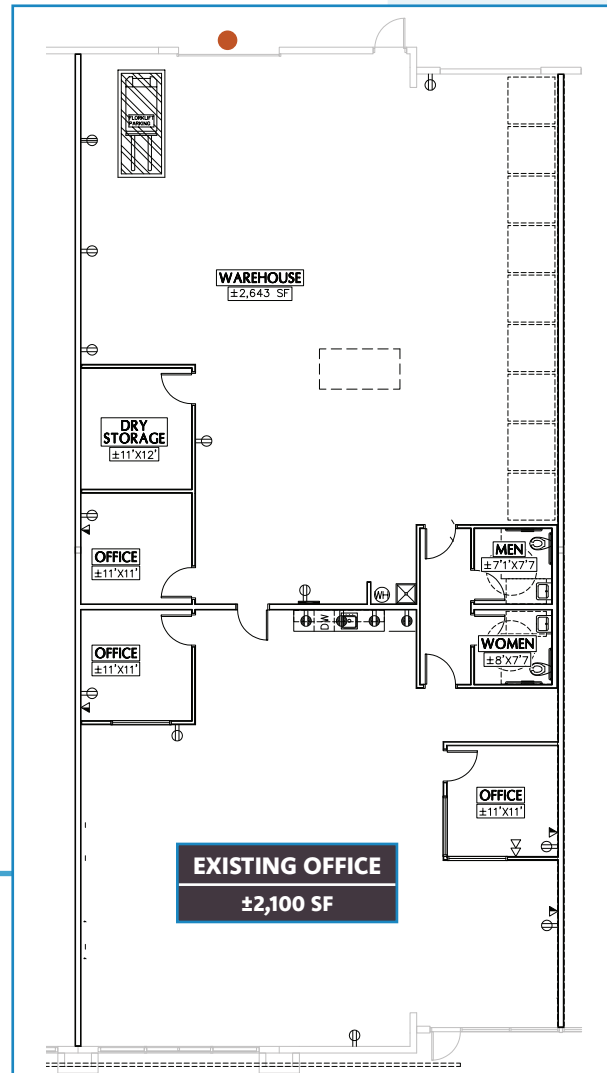
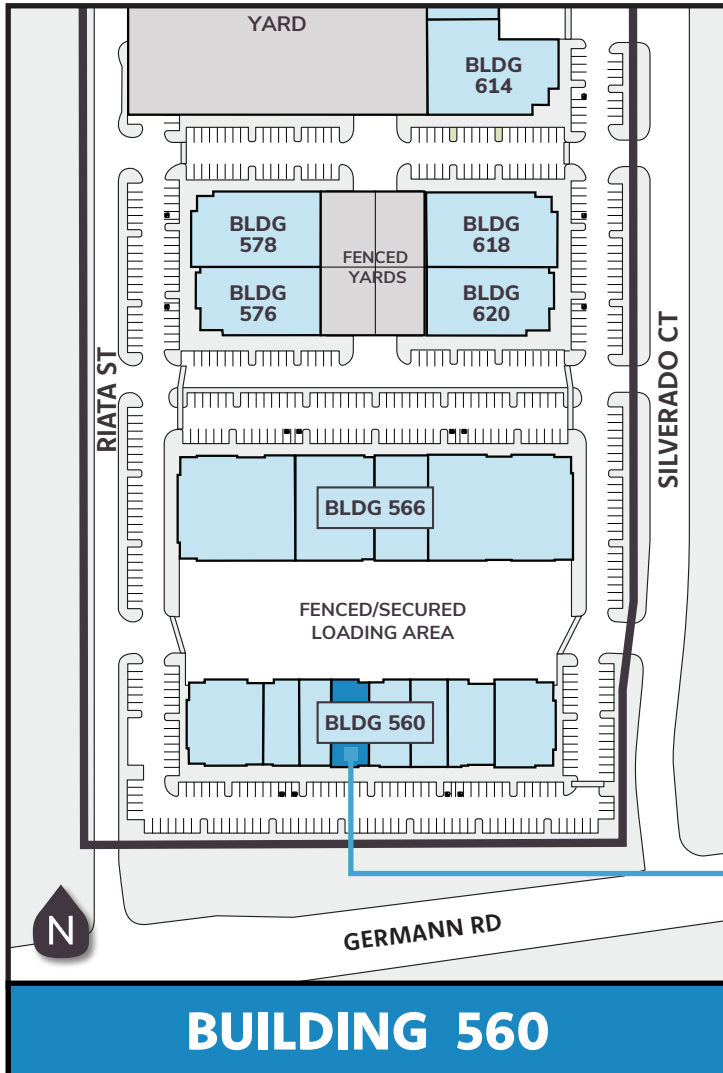


FOR LEASE

SUITE 105 - ±4,743 SF (Available 5/1/2025)

560 EAST GERMANN ROAD

202 BUSINESS PARK



● GRADE LEVEL DOOR

SUITE 105 FEATURES

AVAILABLE SPACE ±4,743 SF

OFFICE ±2,100 SF

WAREHOUSE ±2,643 SF

CLEAR HEIGHT ±20'

LOADING Grade Level Doors: 1

WAREHOUSE COOLING None

FRONTAGE & VISIBILITY Germann Rd Facing

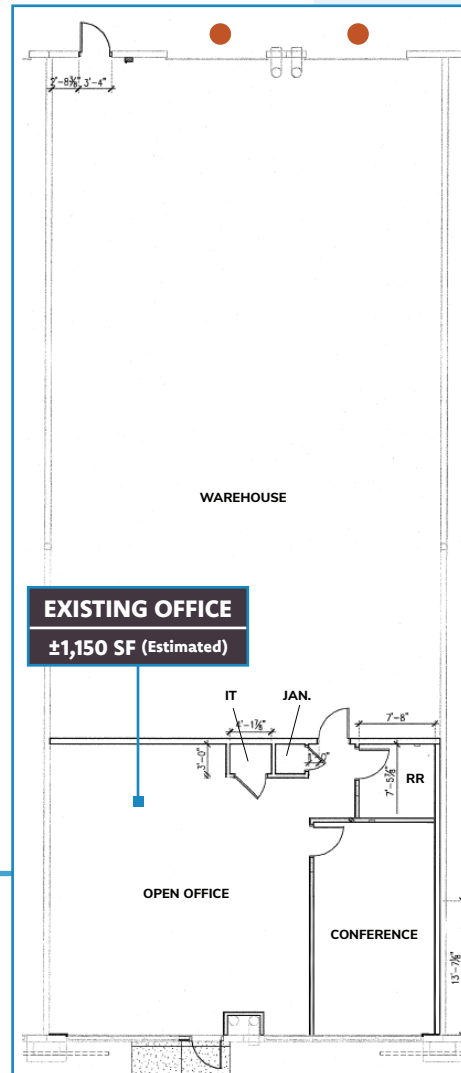
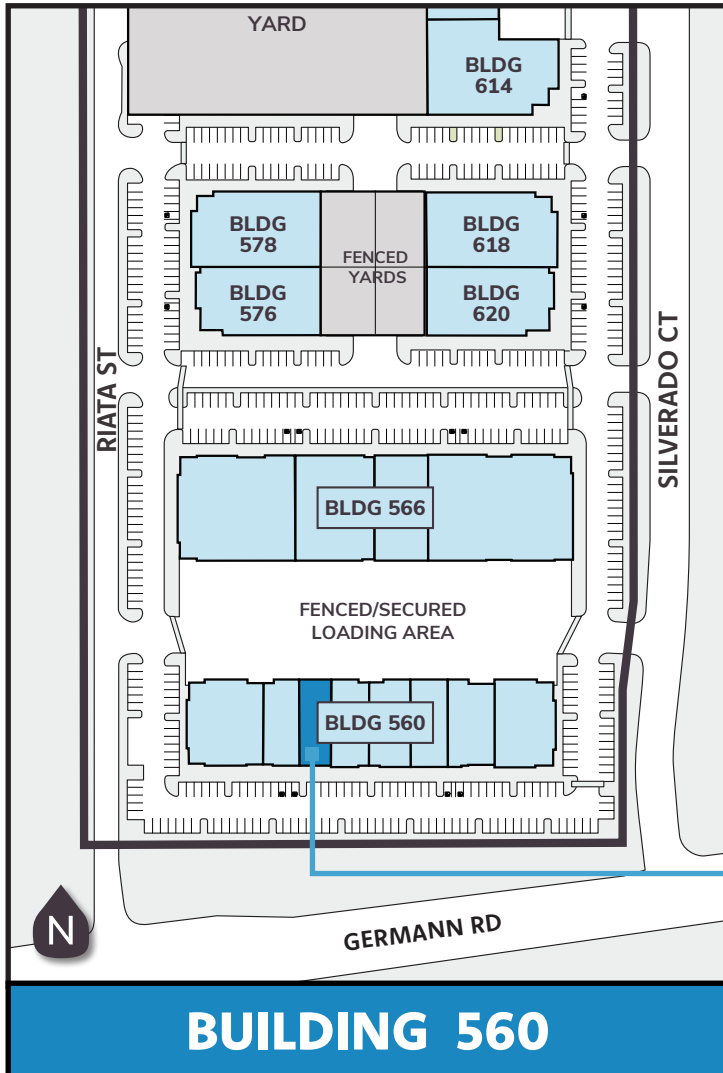


FOR LEASE

SUITE 106 - ±4,000 SF (Available with 60 Days' Notice)

560 EAST GERMANN ROAD

202 BUSINESS PARK



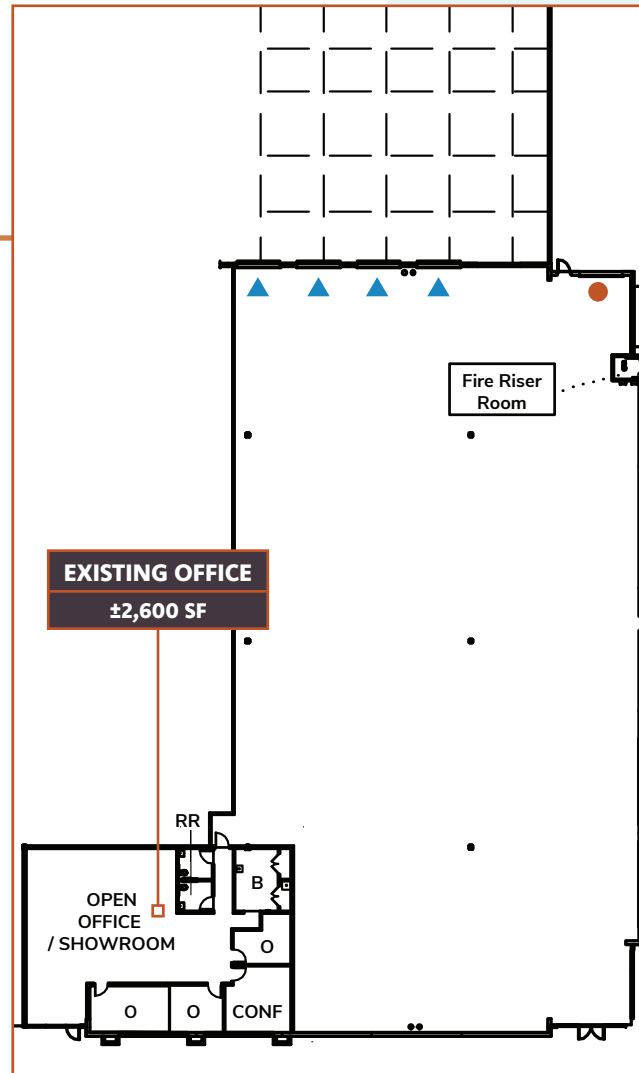
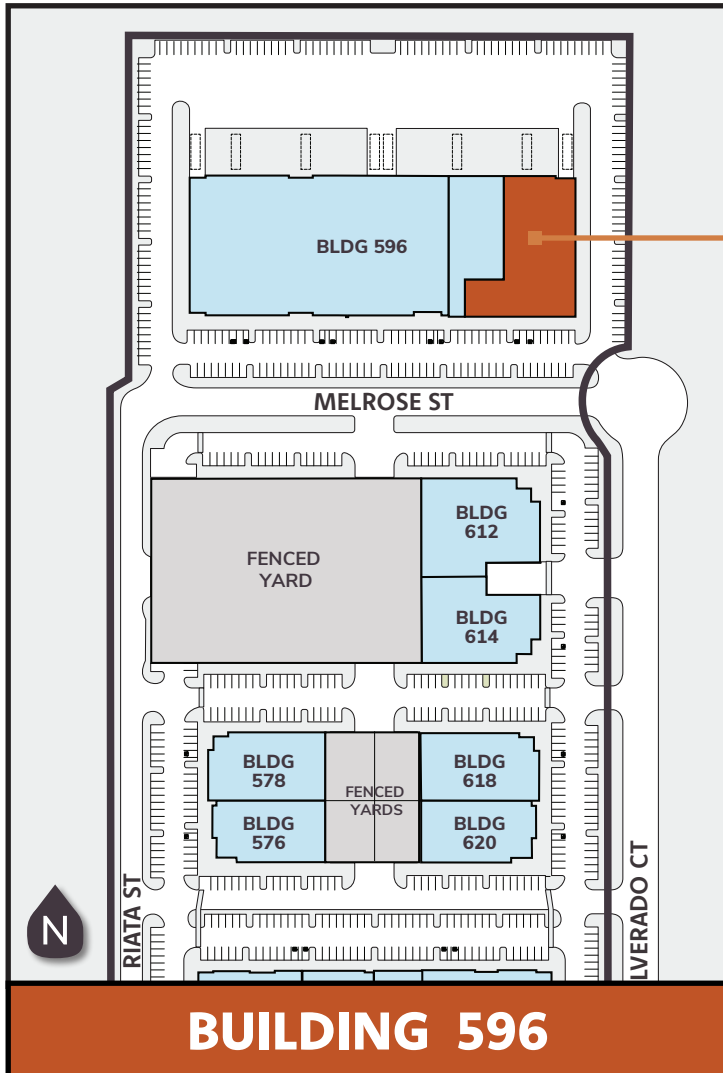
SUITE 106 FEATURES

AVAILABLE SPACE	±4,000 SF
OFFICE	±1,150 SF (Estimated)
WAREHOUSE	±2,850 SF (Estimated)
CLEAR HEIGHT	±20'
LOADING	Grade Level Doors: 2
WAREHOUSE COOLING	EVAP & HVAC Cooled
FRONTAGE & VISIBILITY	Germann Rd Facing
BONUS MEZZANINE LEVEL	2nd Story Offices/Conference Room *Not Counted in Square Footage



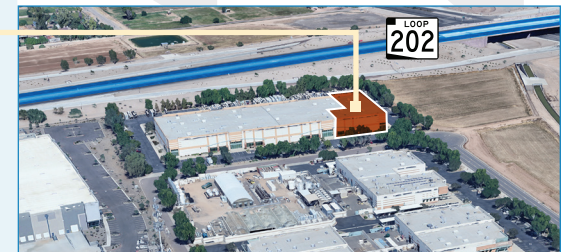
FOR LEASE | SUITE 101 – ±19,108 SF (Available 2/1/2025)

596 EAST GERMANN ROAD



▲ DOCK HIGH DOORS ● GRADE LEVEL DOOR

SUITE 101 FEATURES	
AVAILABLE SPACE	±19,108 SF
OFFICE	±2,600 SF (Estimated)
WAREHOUSE	±16,508 SF
CLEAR HEIGHT	±30'
LOADING	Dock High Doors: 4 Grade Level Doors: 1
WAREHOUSE COOLING	Evaporative Cooled
TRUCK COURT	175 ft
FRONTAGE & VISIBILITY	Loop 202 Facing



CORPORATE NEIGHBORS & AMENITY MAP

560 & 596 EAST GERMANN ROAD

202 BUSINESS PARK

**CHANDLER
GILBERT**



202

AREA OVERVIEW

560 & 596 EAST GERMANN ROAD



DEMOGRAPHICS

WITHIN 30 MINUTE DRIVE

POPULATION

1,842,620

2023

INCOME

\$82,626

MEDIAN HOUSEHOLD

HOUSEHOLDS

704,191

2023

AGE

36.0

MEDIAN AGE

TRAFFIC COUNTS

LOOP 202 (SANTAN FREEWAY)

130,369

GERMANN RD

9,500

LINDSAY RD & GERMANN

11,049

LINDSAY RD & 202

10,379

GERMANN & MUSTANG DR

16,398

TOTAL PASSING

150,248

