

# 350

## S. HAMILTON COURT

GILBERT, AZ 85233

AVAILABLE  
FOR LEASE  
READY FOR OCCUPANCY



**±21,352 SF**

Freestanding Office/Warehouse Building on ±1.16 Acres

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**CBRE**

# PROPERTY FEATURES



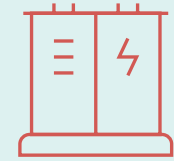
±1,905 SF Office



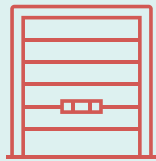
Built in 2025



100% Air-Conditioned



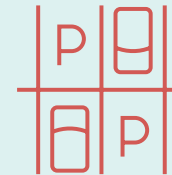
2,000 Amps 277/480v  
Electrical Service (SES)



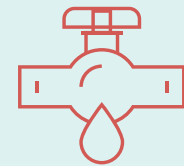
3 Grade Level Loading  
Doors (14' x 14')



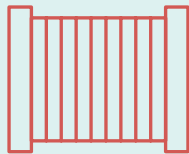
LED Lighting in Warehouse



28 Parking Stalls



Fire Sprinklered



Fenced, Secure Yard  
(automatic gate)



Located within Elliot  
Commerce Park



Zoned LI, Town of Gilbert



±20' Clear Height

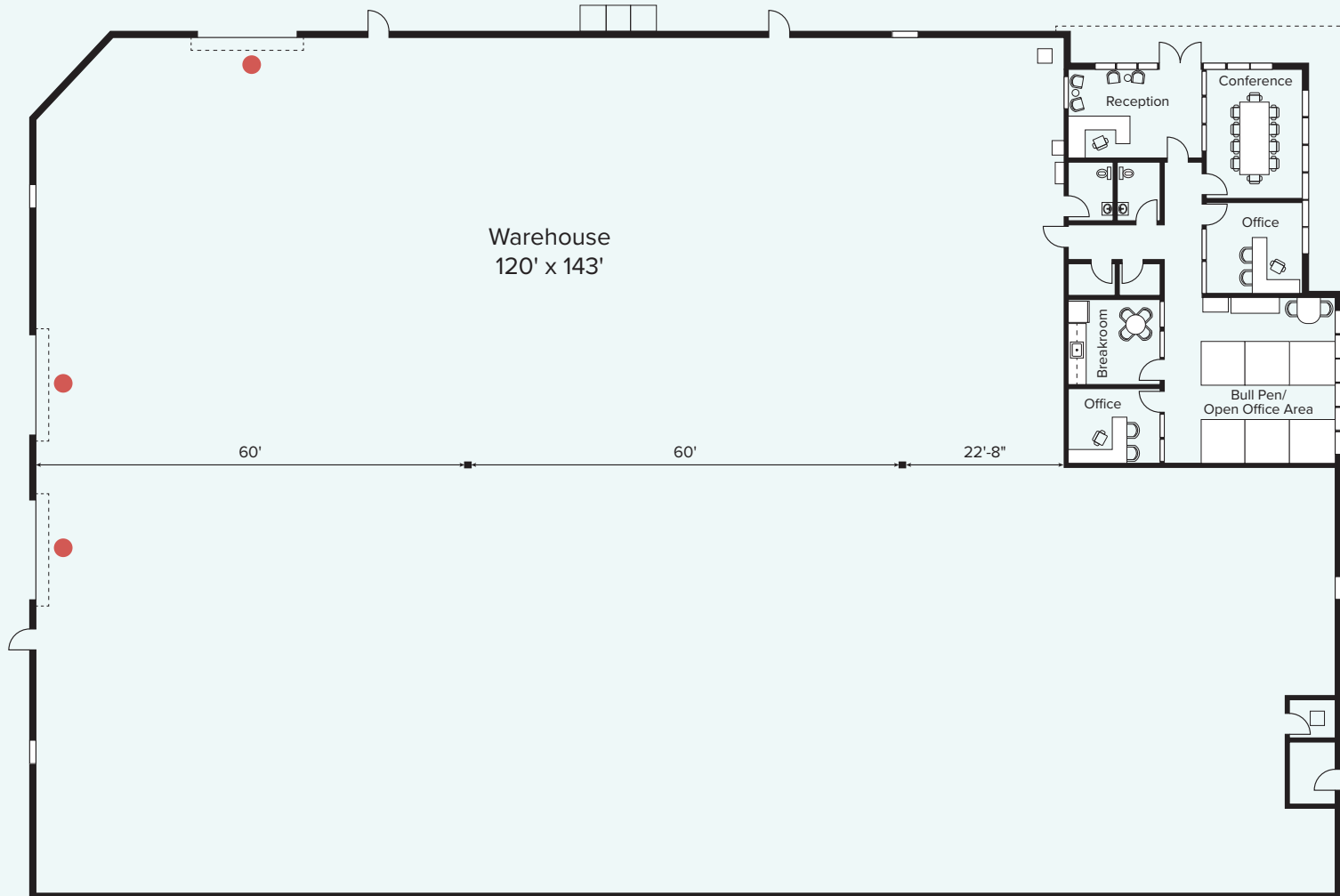
±21,352 SF

freestanding office/warehouse  
building on ±1.16 acres

\$1.48/SF NNN

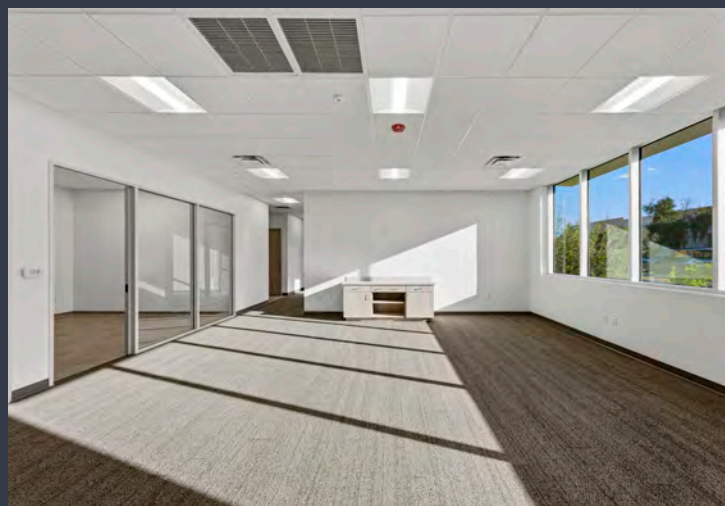
lease  
rate

# FLOOR PLAN



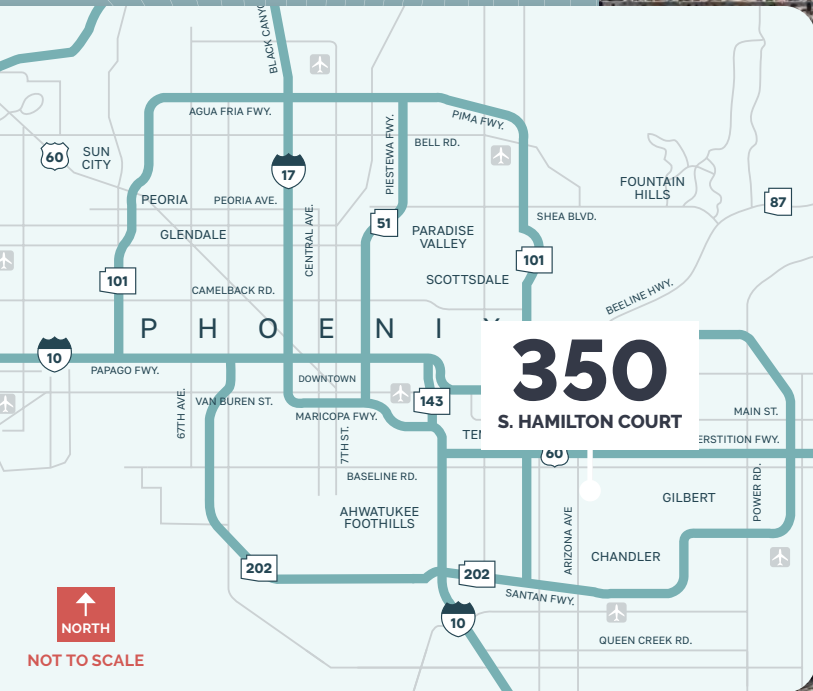
● Grade Level Loading

# GALLERY



# GALLERY





# CBRE

FOR MORE INFORMATION,  
PLEASE CONTACT:

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