



MHG Commercial
Where business meets **BOLD**
1702 E McNair Drive
Tempe, AZ 85283 | United States
mhgcommercial.com
powered by My Home Group

Fully Secured ±1 Acre Commercial Lot

3252 S 147th Place | Gilbert, AZ 85297

\$995,000



±47,698 SF Lot | ±2,821 SF Building



Nicholas Skogen
VP Sales & Leasing
602-750-6986
nicholas@mhgcommercial.com



Justin Skogen
VP Sales & Leasing
602-318-9238
justin@mhgcommercial.com

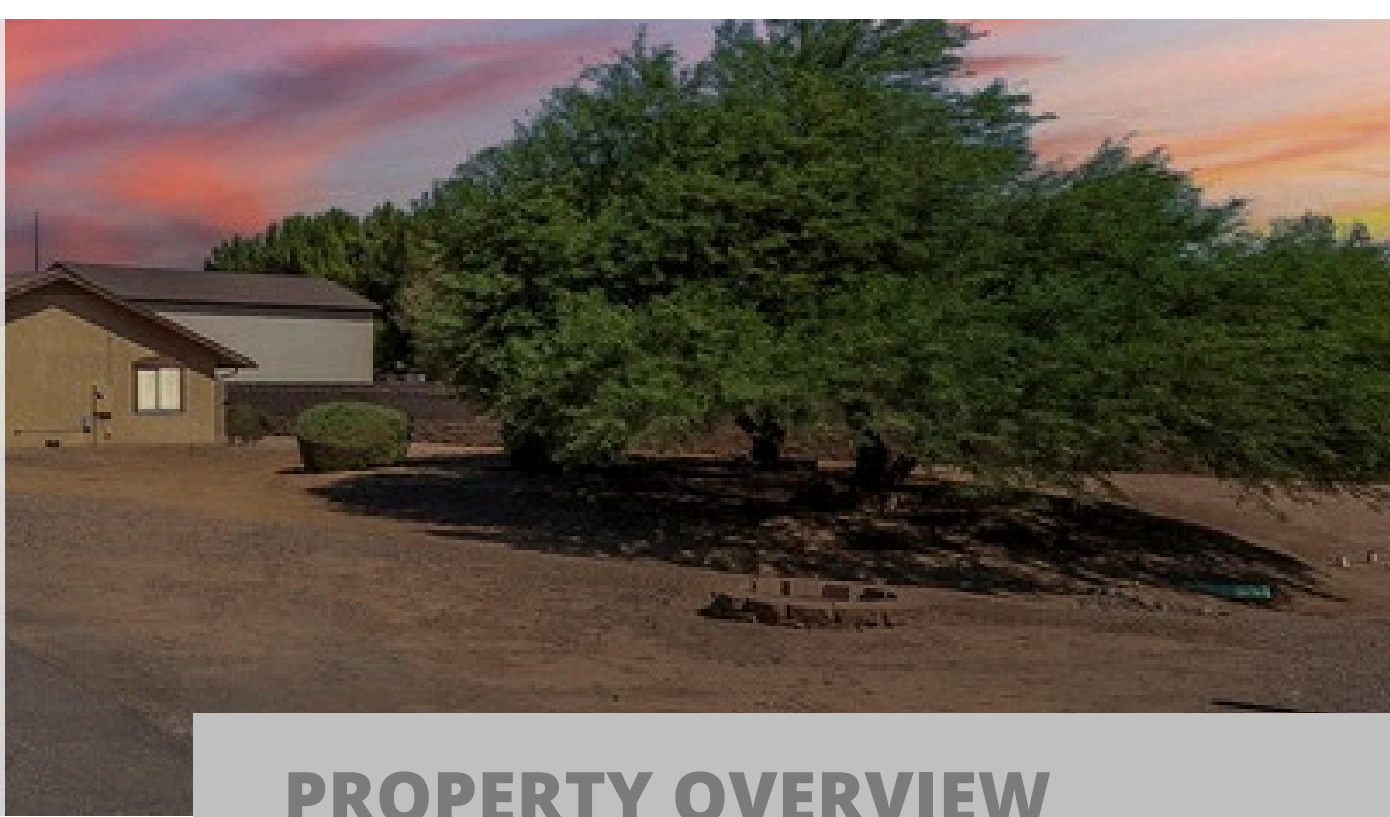
PROPERTY DETAILS

Attribute	Description
Address	3252 S 147th Place, Gilbert, AZ 85297
Parcel(s)	304-54-039A
Building Size	±2,821 SF
Land Area	±47,698 SF (±1.1 Acres)
Zoning	Business Park (Town of Gilbert)
Building Use	Office / Operations Headquarters
Garage	Oversized 2-bay with roll-up doors
Yard	Fully fenced and gated for storage
Topography	Level
Access	Easy access via Queen Creek Rd & Power Rd
Utilities	Water, Sewer, and Power to Site (Buyer to Verify)



HIGHLIGHTS

- Fully secured and enclosed yard
- ±2,821 SF office and operations building (formerly residential)
- Oversized 2-bay garage perfect for equipment, trucks, or storage
- ±1.1 acres (±47,698 SF) of usable land with great maneuverability
- Gated and fenced perimeter for privacy and security
- Ample parking for vehicles, trailers, and machinery
- Strategic East Valley location near Loop 202, SanTan Village, and key business corridors
- Flexible commercial zoning supports a wide range of uses



PROPERTY OVERVIEW

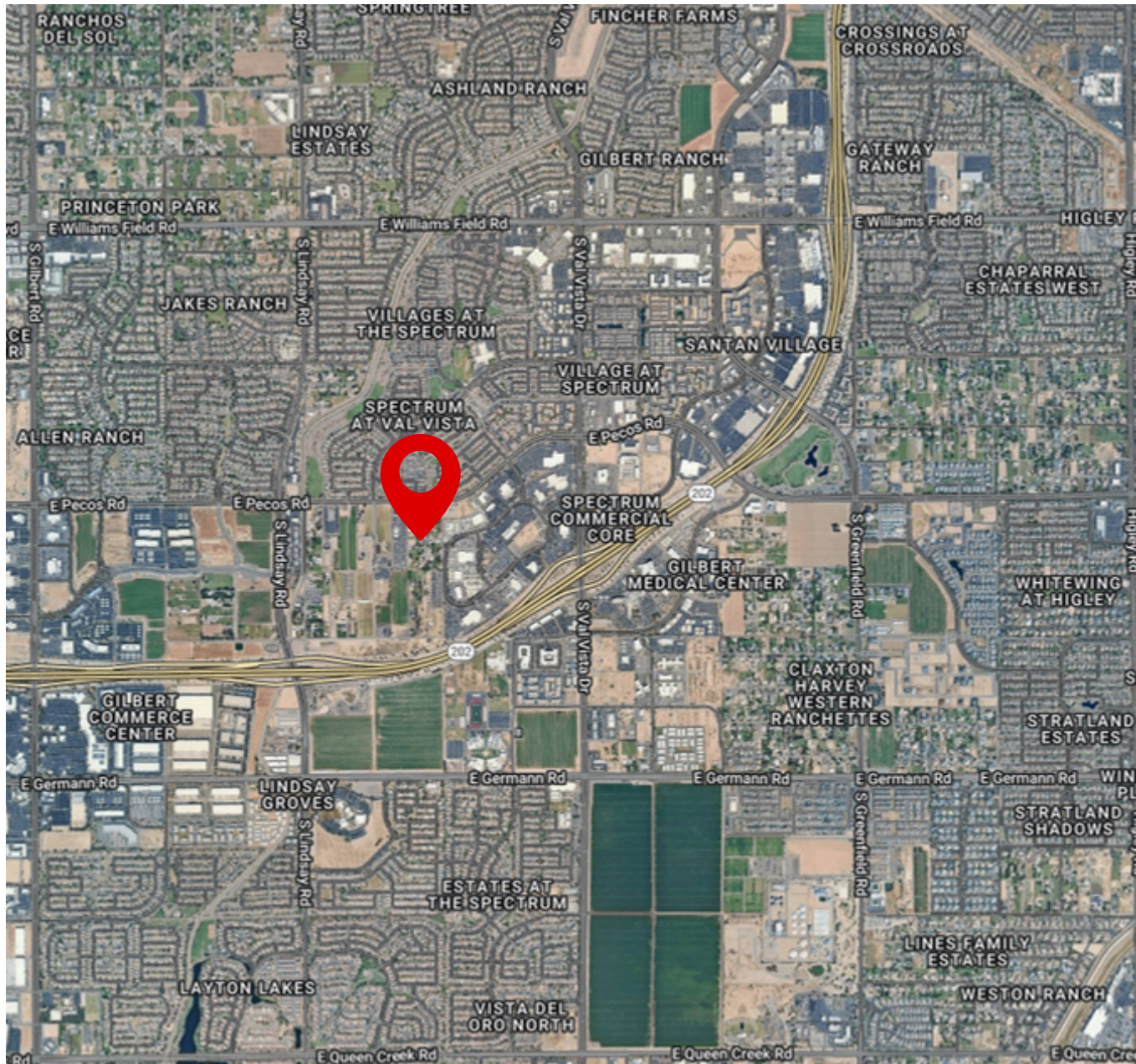
Discover an exceptional opportunity to own a securely gated contractor storage and operations property in the rapidly expanding Southeast Valley. Situated on ±1.1 acres of commercially zoned land, this versatile site offers a fully enclosed yard, oversized 2-bay garage, and a 2,821 SF building currently serving as an operational headquarters.

The property's layout is ideal for contractors, service companies, and trades needing secure outdoor storage, parking for equipment or fleet vehicles, and convenient on-site office space. Its location within the Town of Gilbert provides excellent access to Loop 202 (SanTan Freeway), Power Road, and Queen Creek Road, connecting quickly to the entire East Valley.





Located just minutes from Loop 202 (SanTan Freeway) and Power Road, this site sits within a thriving commercial corridor surrounded by residential growth, retail amenities, and light industrial users. Gilbert's pro-business environment and strong demographics make this location ideal for businesses seeking a secure base of operations with quick access to major transportation routes and client markets.





MHG Commercial
*Where business meets **BOLD***

1702 E McNair Drive
Tempe, AZ 85283 | United States
mhgcommercial.com
powered by My Home Group



Justin Skogen
VP Sales & Leasing
602-318-9238
justin@mhgcommercial.com



Nicholas Skogen
VP Sales & Leasing
602-750-6986
nicholas@mhgcommercial.com

MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

Disclaimer

The information and content contained in this Offering Memorandum ("OM") is proprietary and strictly confidential. It is intended to be reviewed only by the party in receipt and should not be made available to any other person or entity without the written consent of MHG Commercial Real Estate brokered by My Home Group ("MHG"). This OM has been prepared to provide a summary to prospective buyers and to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MHG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any buyer/tenant, or any buyer/tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this OM has been obtained from sources we believe to be reliable; however, MHG has not verified, and will not verify, any of the information contained herein, nor has MHG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Buyers/tenants must verify all of the information and bears all risk for any inaccuracies. All prospective buyers/tenants must take appropriate measures to verify all of the information set forth herein.

By accepting the terms of this Disclaimer you agree to release MHG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase/lease of this property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING AGENT FOR MORE DETAILS.