



350 S Hamilton Ct | Gilbert, AZ 85233

INDUSTRIAL BUILDING WITH YARD AVAILABLE FOR LEASE

Fully Air Conditioned | Heavy Power | (3) Grade Level Doors

3-MONTHS
FREE
WITH 5-YEAR LEASE

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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.
02.13.26



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INDUSTRIAL WAREHOUSE BUILDING LEASING OPPORTUNITY

This is an exceptional opportunity to lease a brand-new, freestanding facility in the Elliot Commerce Center. Located at 350 S Hamilton Ct on a ±1.16-acre parcel, this ±21,352 SF building is designed for maximum efficiency.

The property features a ±19,447 SF fully air-conditioned warehouse with a 20' clear height and minimal columns, supported by 2,000 Amps of heavy power. With three (3) oversized grade-level doors and a fully fenced yard with automated roller gates, this site is perfectly engineered for single-tenant operations.

PROPERTY SUMMARY

Address	350 S Hamilton Ct Chandler, AZ 85225
Building Size	±21,352 SF
Lot Size	±1.16 Acre (±50,529 SF)
Tenancy	Single Tenant
Zoning	Light Industrial
Year Built	2025
Cooling	Full Air Conditioning
Clear Height	20'
GL Doors	3 (14' W x 14' H)
Power	2,000 Amps of 277/480 Volts
Lease Rate	\$1.50/SF/Mo (NNN) 3-Months FREE with 5-Year Lease

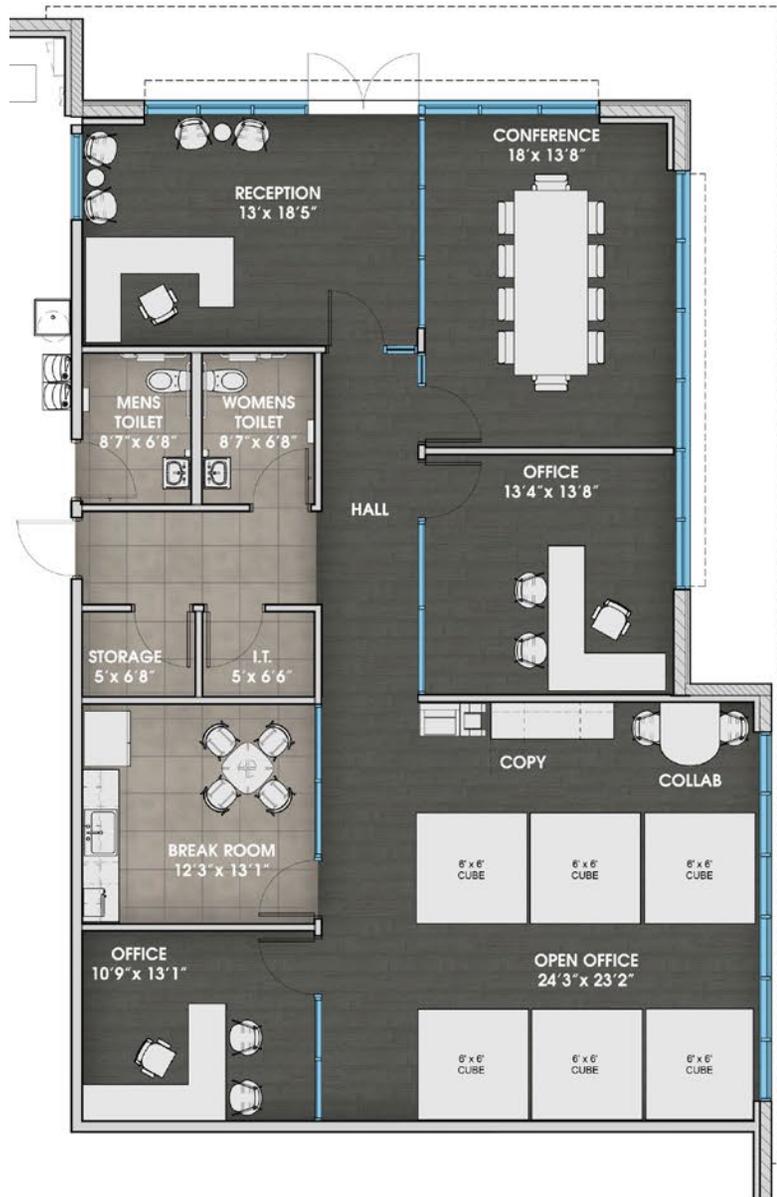


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OFFICE PLAN

Features Reception/Waiting Area, (2) Private Offices, Conference Room, Bull Pen, Break Room, (2) Restrooms, Storage Closet, and IT Closet.



LEASING OPPORTUNITY

Envision your business in this brand-new, freestanding industrial warehouse building in Gilbert, AZ. Currently under construction, the property will boast modern interiors, efficient layouts, and adaptable spaces designed to maximize productivity. This is an opportunity to secure a prime location in a thriving industrial hub.

SITE PLAN

This versatile industrial facility offers a ±19,447 SF warehouse designed for maximum operational flow, featuring a nearly column-free interior with only two obstructions. The site includes ±1,905 SF of dedicated office space and a fully enclosed, secured yard equipped with automated roller gates for seamless 24/7 access. Located with convenient ingress/egress on S. Hamilton Ct., the property is has abundant parking and expansive yard space to support a variety of heavy-use requirements.





SITE

Legend

- Corporate Tenants
- Retail
- Amenities

ABOUT CHANDLER, ARIZONA

Chandler, Arizona, has evolved from its agricultural roots into a vibrant, world-class “Community of Innovation.” Founded in 1912 by Dr. A.J. Chandler, the city was meticulously planned with a focus on forward-thinking infrastructure. Today, Chandler is a major economic powerhouse in the Phoenix-Mesa metropolitan area, home to global leaders in technology, aerospace, finance, and advanced manufacturing. Despite its rapid growth, the city maintains an exceptional quality of life with award-winning parks, a historic downtown, and a diverse, highly-educated population.



Chandler’s pro-business environment makes it a top destination for corporations. The city is anchored by the Price Corridor, a major employment hub that’s home to Intel, Wells Fargo, Northrop Grumman, and Microchip Technology. This concentration of high-tech industry fuels a dynamic ecosystem of innovation.

The area boasts a wealth of amenities, from the upscale shops and restaurants at Chandler Fashion Center to the vibrant, historic Downtown Chandler. With a highly educated workforce and unparalleled freeway access, Chandler offers an ideal setting for businesses to thrive.



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FOR MORE INFORMATION, PLEASE CONTACT:

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