



**— FOR LEASE**

## 3 SUITES AVAILABLE FOR LEASE

560 EAST GERMANN ROAD | Suite #102: 5,350 SF & Suite #104: 4,743 SF

596 EAST GERMANN ROAD | Suite #102: 15,753 SF

### LEASING INFORMATION:

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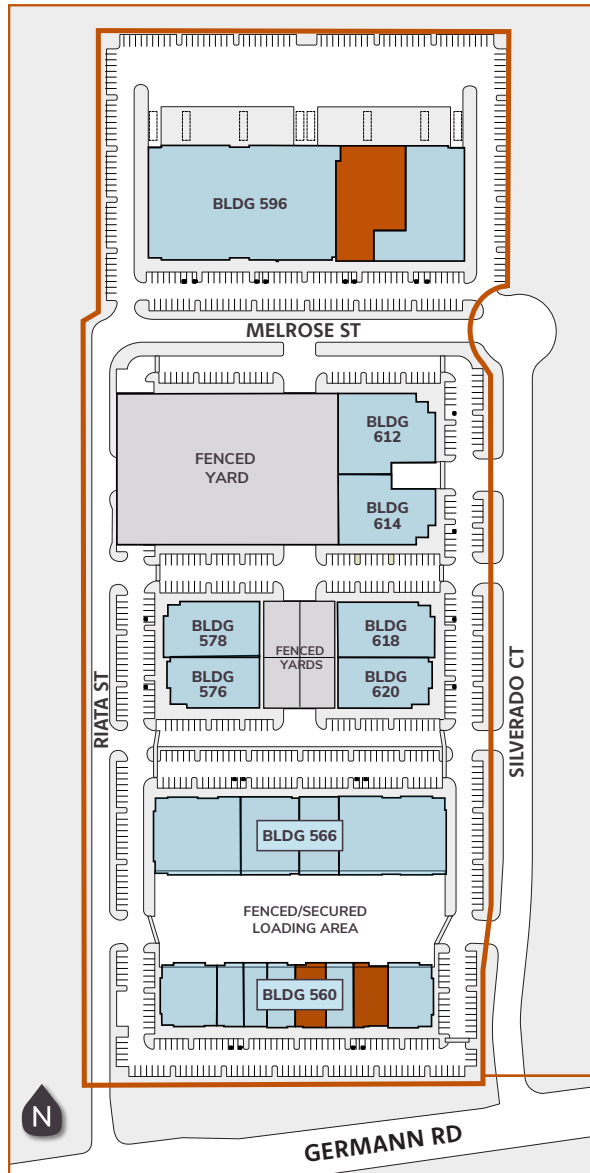
**STREAM**  
REALTY



# FOR LEASE | ±4,743 – ±15,753 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)

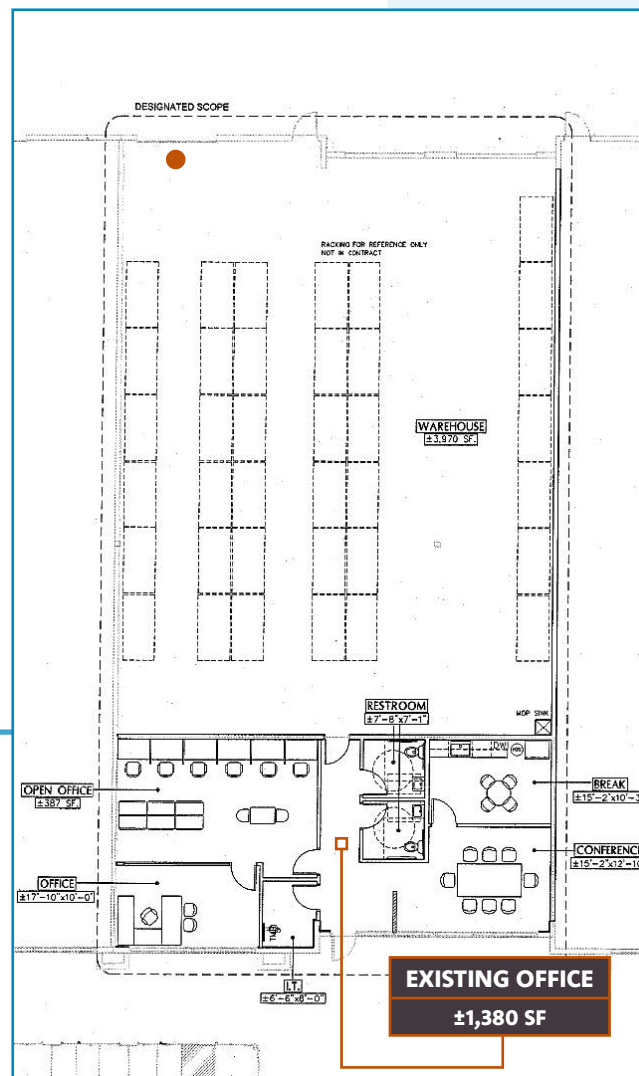
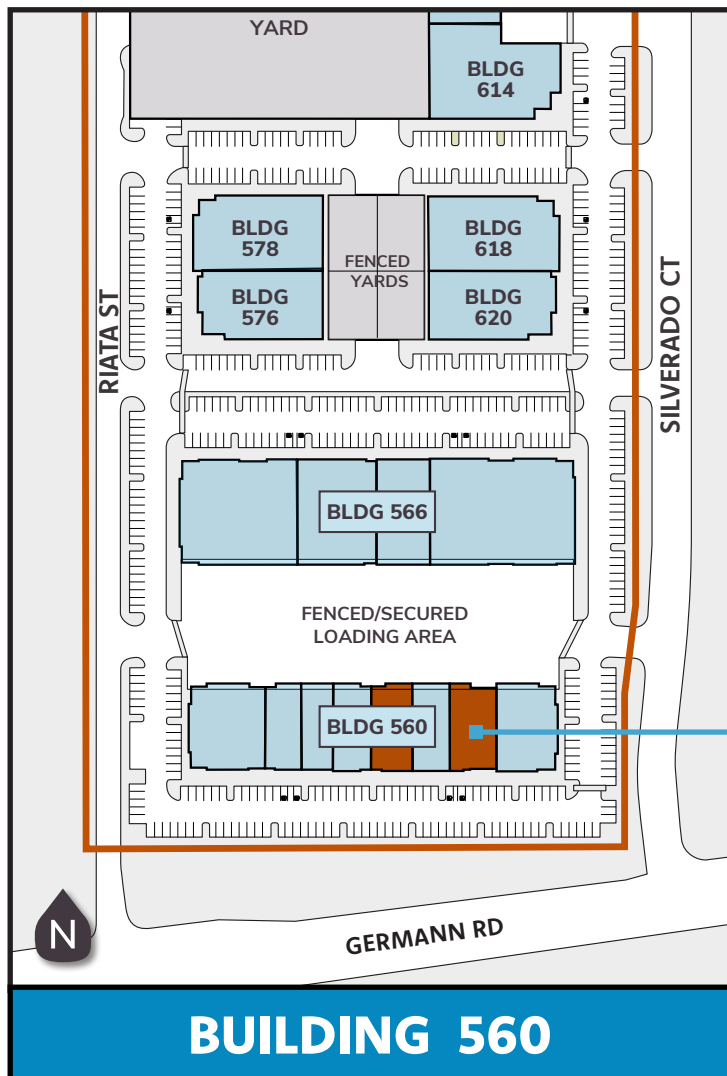
-  – Available Vacant Space
-  – Leased Space
-  – Yard Space





# FOR LEASE | SUITE 102 - ± 5,350 SF (Immediate Availability)

560 EAST GERMANN ROAD



● GRADE LEVEL DOOR

## SUITE 102 FEATURES

**AVAILABLE SPACE** ±5,350

**OFFICE** ±1,380

**WAREHOUSE** ±3,970

**CLEAR HEIGHT** ±20'

**LOADING** Grade Level Doors: 1

**WAREHOUSE COOLING** Evaporative

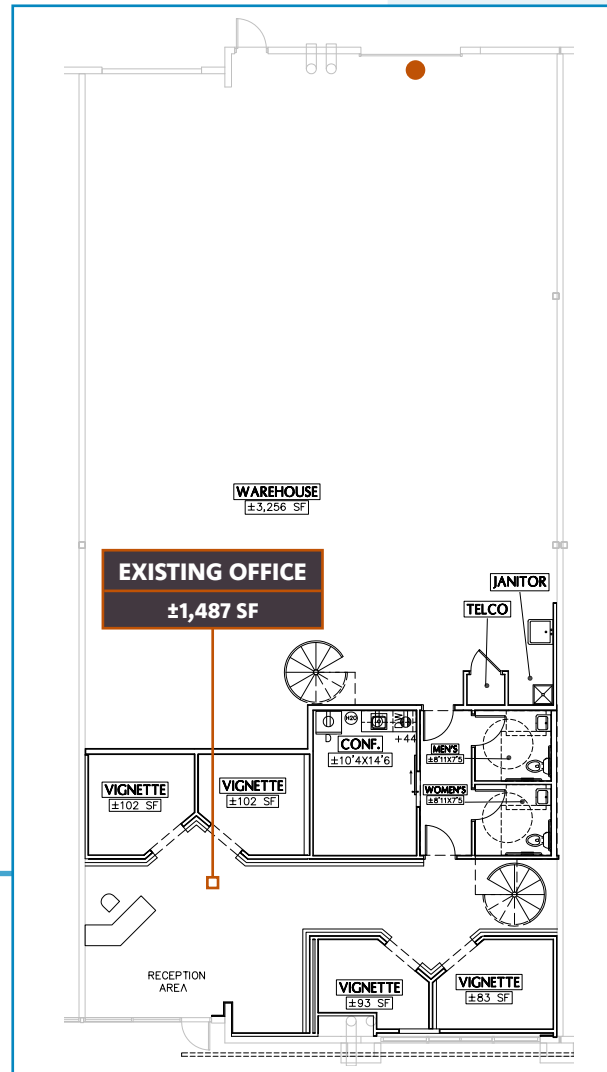
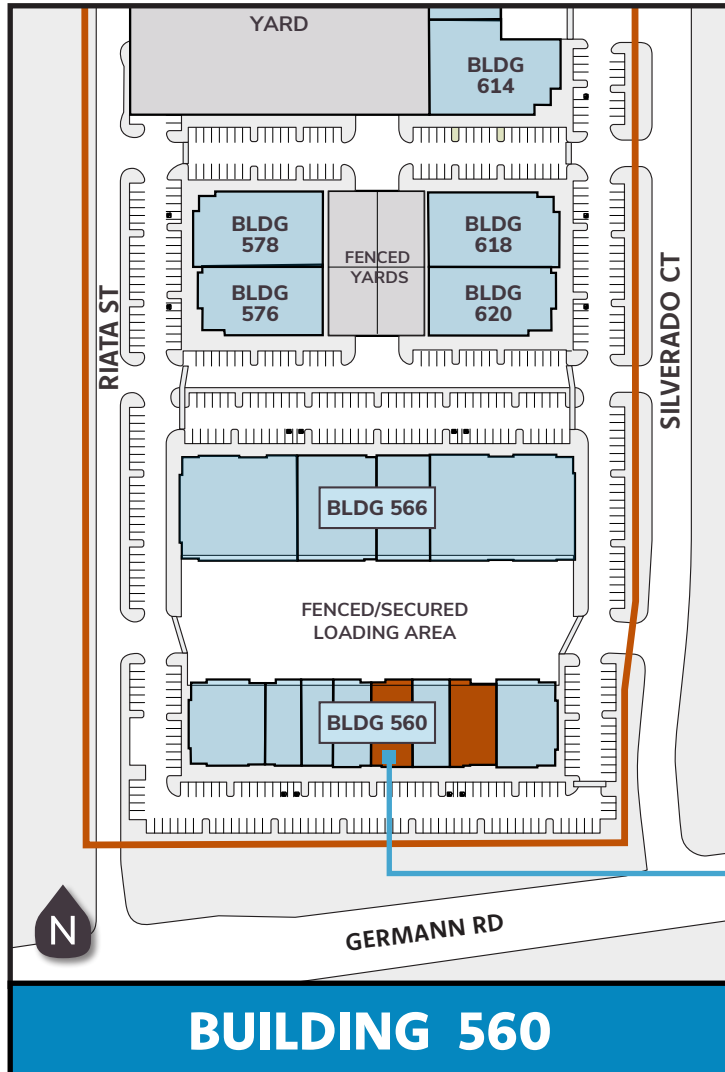
**FRONTAGE & VISIBILITY** Germann Rd Facing



# FOR LEASE | SUITE 104 - ±4,743 SF (Available 10/1/2024)

560 EAST GERMANN ROAD

**202** BUSINESS PARK



● GRADE LEVEL DOOR

## SUITE 104 FEATURES

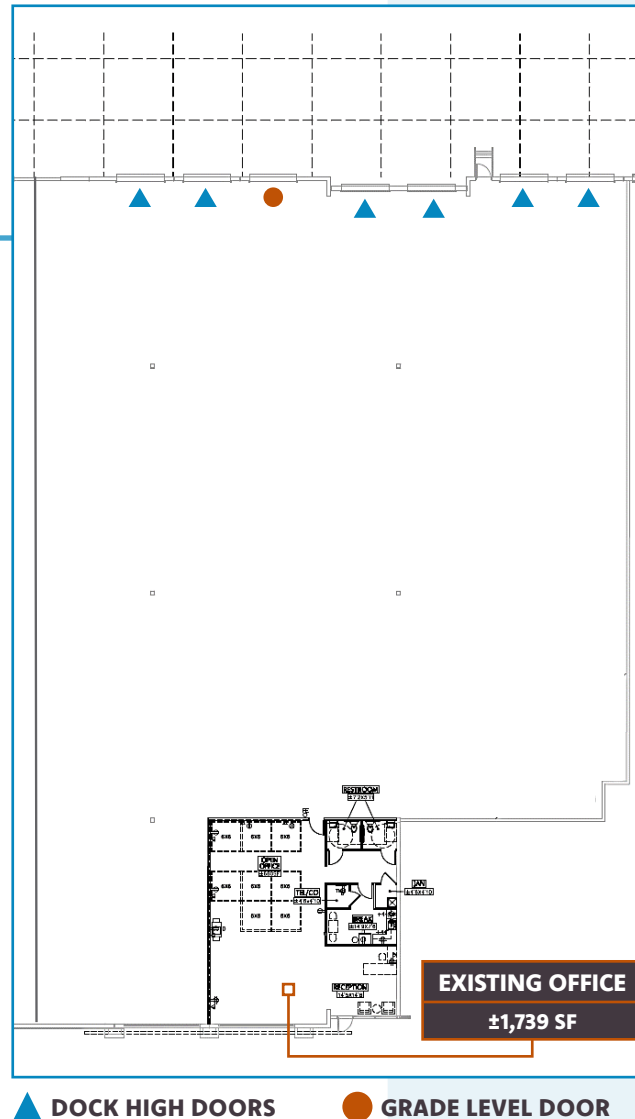
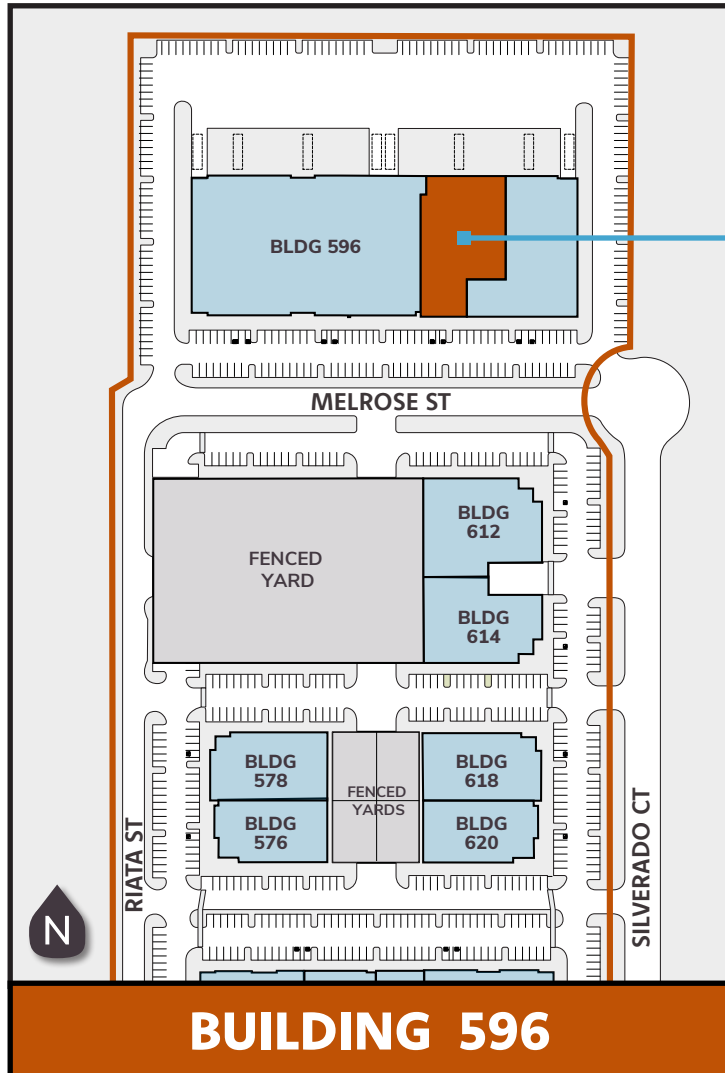
|                                  |                      |
|----------------------------------|----------------------|
| <b>AVAILABLE SPACE</b>           | ±4,743               |
| <b>OFFICE</b>                    | ±1,487               |
| <b>WAREHOUSE</b>                 | ±3,256               |
| <b>CLEAR HEIGHT</b>              | ±20'                 |
| <b>LOADING</b>                   | Grade Level Doors: 1 |
| <b>WAREHOUSE COOLING</b>         | Evaporative          |
| <b>FRONTAGE &amp; VISIBILITY</b> | Germann Rd Facing    |





# FOR LEASE | SUITE 102 — ±15,753 SF (Immediate Availability)

596 EAST GERMANN ROAD



## SUITE 102 FEATURES

|                       |                                            |
|-----------------------|--------------------------------------------|
| AVAILABLE SPACE       | ±15,753                                    |
| OFFICE                | ±1,739                                     |
| WAREHOUSE             | ±14,014                                    |
| CLEAR HEIGHT          | ±30'                                       |
| LOADING               | Dock High Doors: 6<br>Grade Level Doors: 1 |
| WAREHOUSE COOLING     | Evaporative                                |
| TRUCK COURT           | 175 ft                                     |
| FRONTAGE & VISIBILITY | Loop 202 Facing                            |





# CORPORATE NEIGHBORS & AMENITY MAP

560 & 596 EAST GERMANN ROAD

202 BUSINESS PARK

CHANDLER  
GILBERT



202

STREAM  
REALTY



# AREA OVERVIEW

560 & 596 EAST GERMANN ROAD

202 BUSINESS PARK

## 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

