

# 4615 & 4635 E WARNER RD, GILBERT, AZ 85296

## Industrial Land With 2 Contiguous Industrial Yards For Lease



### 4615 E Warner Rd, Suite 1

**±200 SF Office Space with Restroom & up to**

**±19,807 SF Industrial Fenced Yard**  
(Yards Divisible to ±9,904 SF)

\$6,742/Month MOD GRS

(Includes Office Rent & Electric at \$800.00/Month)

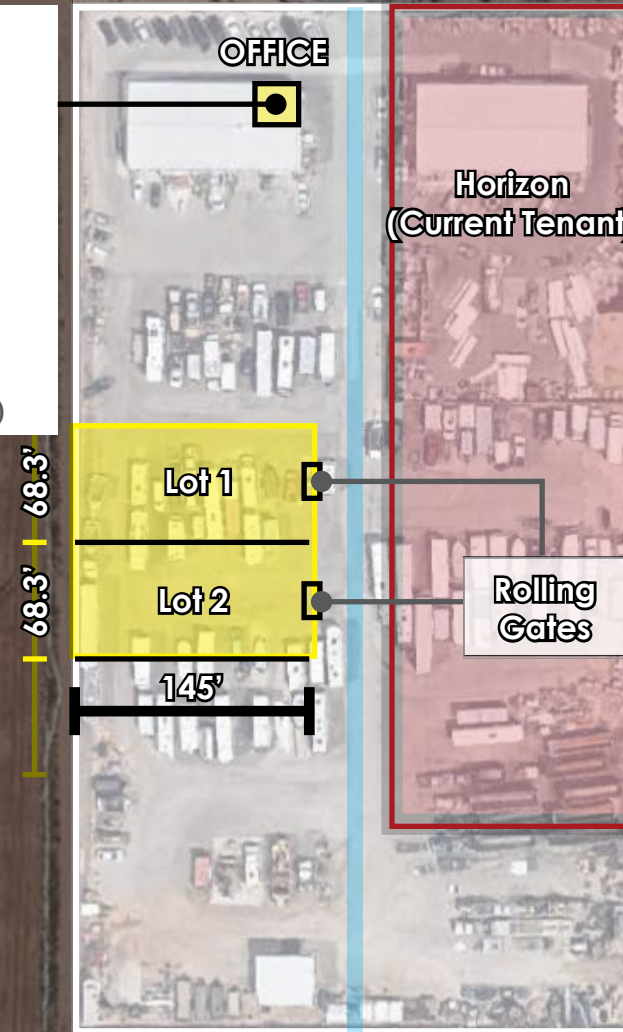
Lots Only: \$0.30/SF/Month

(Water & Light Electric Available on Lots at Tenant's Expense)

**Yards  
Divisible**

Warner Rd

E Warner Rd



OFFICE

Horizon  
(Current Tenant)

Lot 1

Lot 2

Rolling  
Gates

145'

68.3'

68.3'

#### LISTING CONTACTS:

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05.22.26

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## Industrial Land With 2 Contiguous Industrial Yards For Lease



LENNAR AT WARNER MEADOW

E WARNER RD

S RECKER RD

COOLEY MIDDLE SCHOOL + PRESCHOOL

VELEX

II-CYCLE CORP

SYNTHETIC GRASS WAREHOUSE

American Furniture Warehouse

LEGACY INN & SUITES

MATTRESS FIRM

GENOA HEALTHCARE

ROBERTS TIRE SALES, INC

POWER RD

LOOP 202

### CANNON BEACH (COMING SOON)

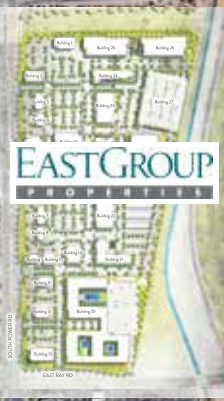


The 37-acre mixed-use development is anchored by Revel Surf, the first surf park development in the world to feature both a large traveling wave and a stationary rapid surf wave in one park.

In addition to the surf park, Cannon Beach will offer a four-story hotel, office buildings, and a co-working environment. The development will include a gym, experiential dining, retail shops, and various community spaces such as fire pits, water features, cabanas, splash pads, and outdoor games that are sure to make Cannon Beach a choice lifestyle destination in Mesa, AZ.

GARDENS CIRCLE

### GILBERT GATEWAY TOWNE CENTER

POTATO BARN UNIQUE HOME FURNISHINGS

TOKA STICKS GOLF CLUB



