

FOR LEASE

714 N MONTEREY ST
GILBERT, AZ 85233

AVAILABLE 2/1/2025



OWNERSHIP IS DOING A FULL REMODEL: NEW PARKING LOT, PAINT, GATES, ETC!

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LEVROSE
COMMERCIAL REAL ESTATE



OFFERING DETAILS



LEASE RATE:
\$1.40/SF NNN



YEAR BUILT:
1986



BUILDING SIZE:
±10,760 SF



LOT SIZE:
±28,000 SF



ZONING:
LI, Gilbert



PARCELS:
302-15-048

PROPERTY HIGHLIGHTS

- 1,100 amps 120/208 volts
- Wet Sprinklers
- 11% office / 89% warehouse
- Four (4) grade level doors (10'x12')
- Add on warehouse grade level door (10'x10')
- 16'4" clear height
- Secured yard
- Mezzanine office
- Built in spray booth
- Kitchenette
- Showroom
- Reception area
- Vinyl flooring
- Private offices
- Skylight



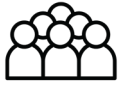
INTERIOR PHOTOS



AERIAL



GILBERT TOWN OVERVIEW



267K +
TOTAL POPULATION



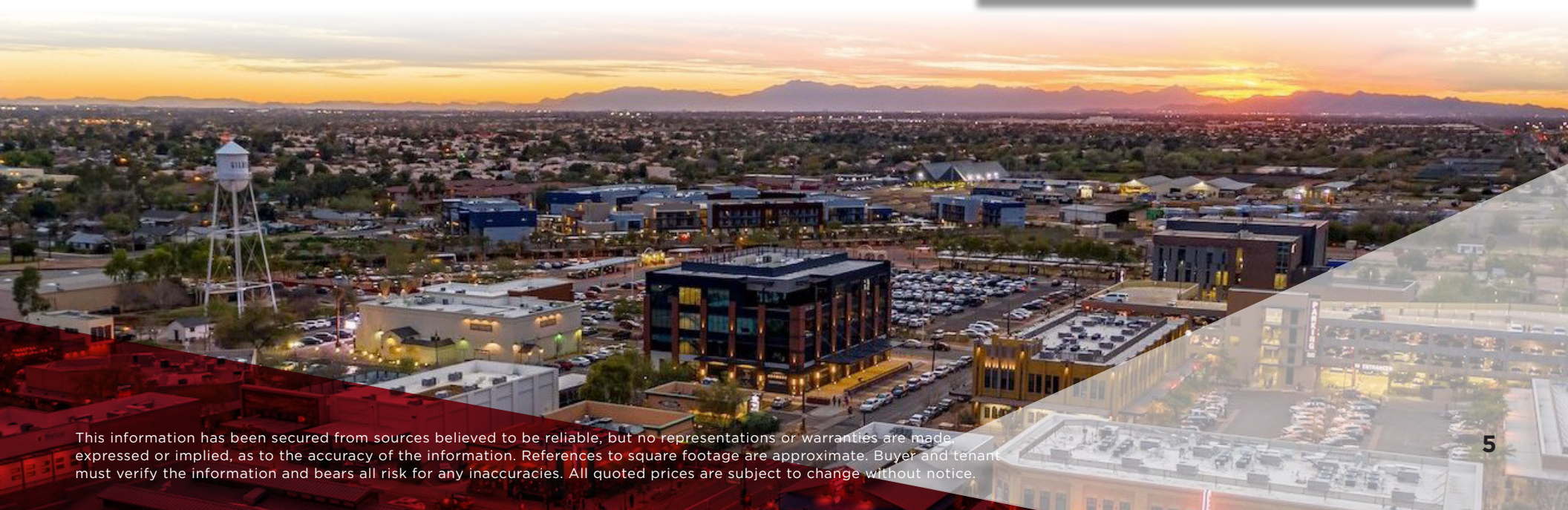
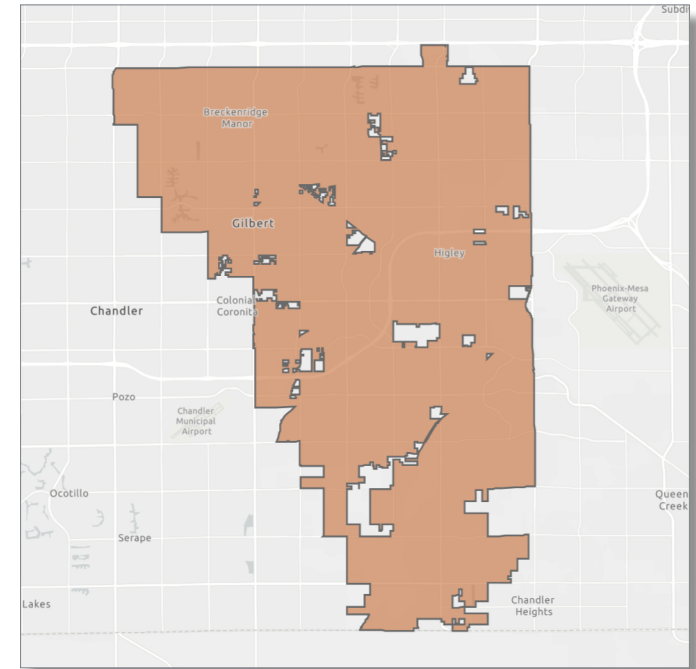
\$117K +
AVG HH INCOME

AFFLUENT POPULATION

Gilbert, Arizona's 5th largest town, is composed of a diverse and vibrant population covering a vast section of neighborhoods and suburban communities. Gilbert ranks in the upper quartile for Population Density compared to the other neighboring cities in Arizona. Gilbert is also known as a white-collar town with 87.92% of the workforce employed in white-collar jobs, well above the national average. Many of the housing in Gilbert was recently built, their real estate being, on average, some of the newest in the nation. Many families with children are attracted to Gilbert due to their good public school district, lower than average crime rates, and the overall tight knit community.

HOUSING

In the last 10 years, Gilbert has experienced some of the highest home appreciation rates in the nation when compared to other communities. With almost 268,000 people, 77,632 houses or apartments, Gilbert houses are among the most expensive in Arizona, the median cost being \$416,026. Gilbert homes are among some of the newest in America with 56% of housing being built after 2000.



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