

PG 202

POWER GATEWAY

PHASE I

FOR LEASE

**FOUR INDUSTRIAL BUILDINGS COMPRISING ±266,382 SF
VISIBILITY & SIGNAGE ON WARNER ROAD**

DIVISIBLE TO ±16,966 SF

BUILDING A: FULLY LEASED

BUILDING B: ±66,595 SF

BUILDING C: ±85,317 SF

BUILDING D: FULLY LEASED



nuveen Hopewell
REAL ESTATE DEVELOPMENT

BUILDING A: 4521 E WARNER RD BUILDING C: 4527 E WARNER RD
BUILDING B: 4525 E WARNER RD BUILDING D: 4531 E WARNER RD

GILBERT, AZ

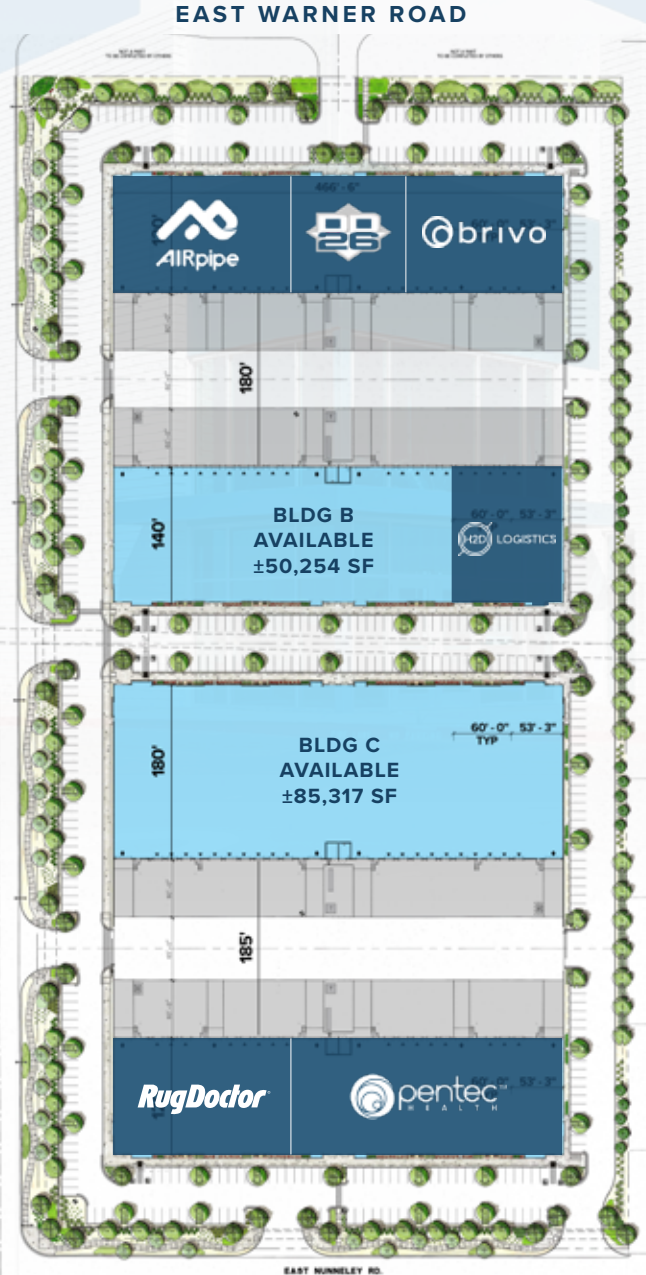
CBRE



SITE PLAN

■ LEASED
 ■ AVAILABLE

SOUTH SWAN DRIVE



EAST NUNNELEY ROAD

SITE PLAN NOT TO SCALE
 ALL MEASUREMENTS ARE APPROXIMATE

SITE PLAN FEATURES

	AVAILABLE	DIVISIBLE TO	CLEAR HEIGHT	DOORS	POWER
BUILDING A 4521 E WARNER RD	LEASED	N/A	±28'	2 Grade 2 Dock High	2,400 Amps 277/480 v SES
BUILDING B 4525 E WARNER RD	±50,254 SF	±16,966 SF	±28'	3 Grade 15 Dock High	2,500 Amps 277/480 v SES
BUILDING C 4527 E WARNER RD	±85,317 SF	±20,892 SF	±32'	4 Grade 20 Dock High	3,000 Amps 277/480 v SES
BUILDING D 4531 E WARNER RD	LEASED	N/A	±28'	6 Grade 16 Dock High	2,400 Amps 277/480 v SES

PROPERTY FEATURES

- ▶ 1/4 mile to full diamond interchange at Power Road and Loop 202 Freeway
- ▶ Warner Road frontage, visibility, and signage opportunities
- ▶ Speculative ±3,157 SF offices in end cap spaces for buildings B & C
- ▶ LED Lighting
- ▶ R-38 Insulation
- ▶ ESFR Sprinklers
- ▶ Gated Truck Courts
- ▶ Heavy Power
- ▶ End cap spaces have 16' x 14' grade level loading doors
- ▶ 1.6/1000 Parking

BUILDING B | ±50,254 SF



HVAC

INSTALLATION UNDERWAY



±3,157 SF

SPEC OFFICE



2,500

AMPS AVAILABLE



±28'

CLEAR HEIGHT

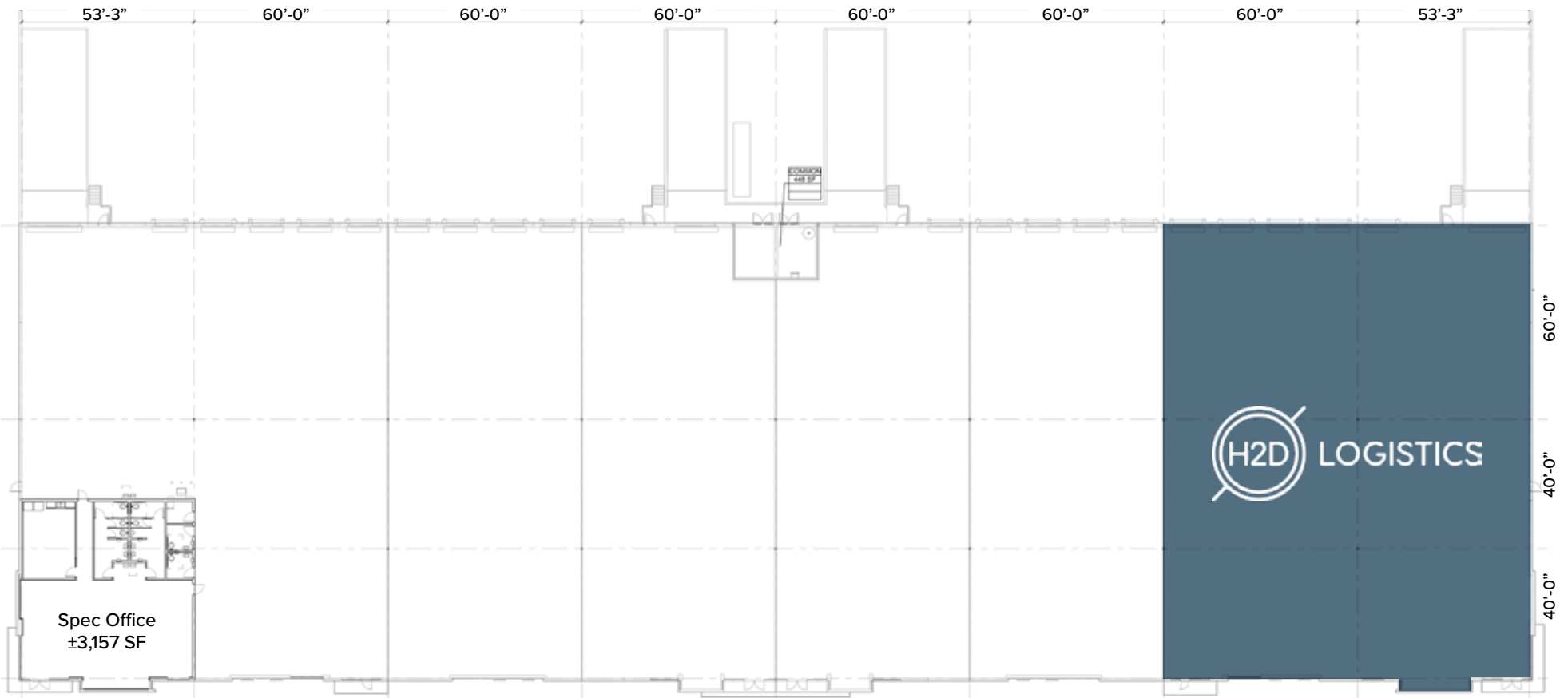


DOORS

3 GRADE
15 DOCK HIGH



VIRTUAL
TOUR



SITE PLAN NOT TO SCALE
ALL MEASUREMENTS ARE
APPROXIMATE

BUILDING C | ±85,317 SF



±3,166 SF

SPEC OFFICE AVAILABLE



3,000

AMPS AVAILABLE



±32'

CLEAR HEIGHT

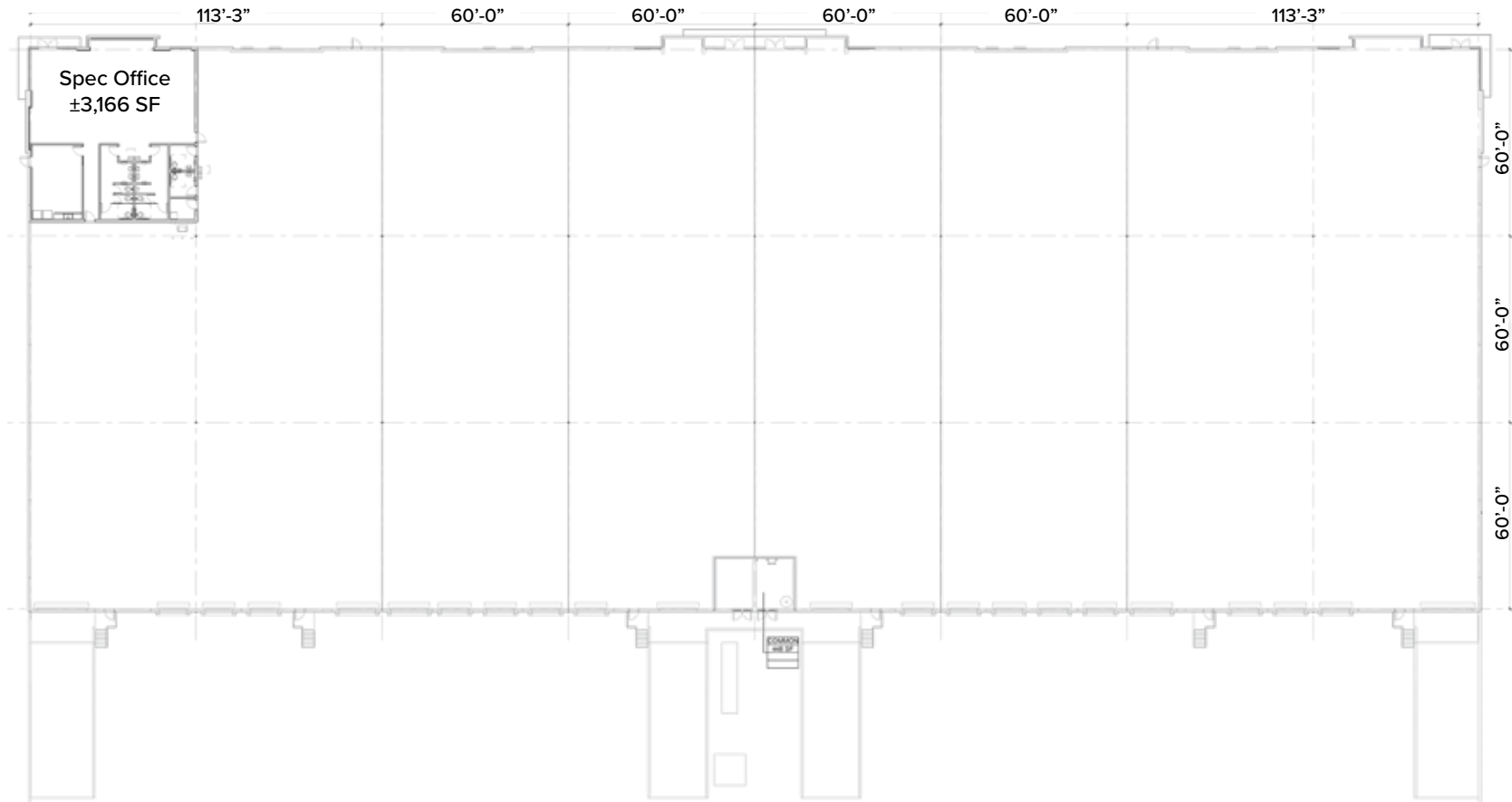


DOORS

4 GRADE
20 DOCK HIGH



**VIRTUAL
TOUR**



**SITE PLAN NOT TO SCALE
ALL MEASUREMENTS ARE
APPROXIMATE**

AREA INFORMATION



Target, The UPS Store, Bank of America, Applebee's, Subway, Wendy's, Yee's, Chick-fil-a, Jersey Mike's Subs, Starbucks, Rubio's, native grill wings

Dexcom, Electra Meccanica, Potato Barn, PhxMesa Gateway Airport, Mitsubishi Chemical, ABC Supply Co. Inc., Sigler, Lennox, Roberts Tire Sales, Inc., Johnstone Supply

Best Western, Rosendin, DPR Construction, American

Canon Beach Water Park, Circle K, SiteOne Landscape Supply

Horizon, Calumet County, Li-Cycle, Lowe's

NOT TO SCALE, ALL MEASUREMENTS ARE APPROXIMATE



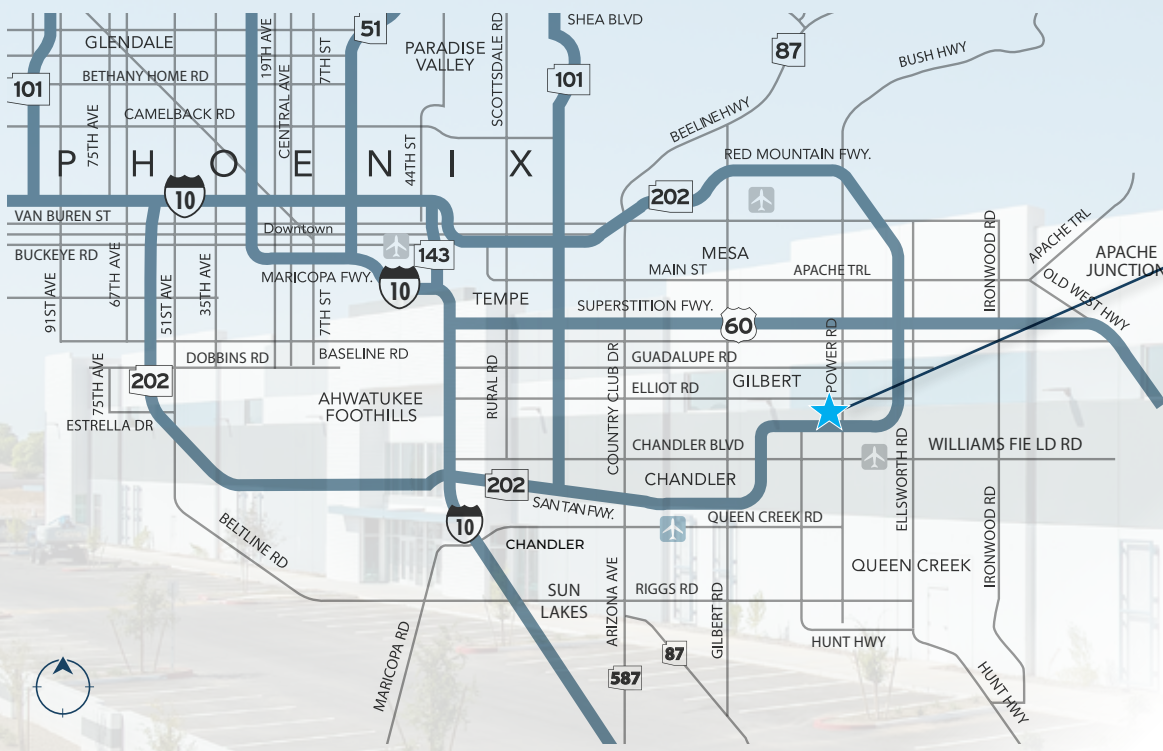
PG 202 POWER GATEWAY

5


MINUTE DRIVE
40+ RESTAURANTS

28

MINUTE DRIVE TO SKY HARBOR AIRPORT



POWER GATEWAY PG 202

822,728 LABORERS WITHIN A 30 MINUTE COMMUTE		\$97K AVERAGE HH INCOME
6TH LARGEST CITY IN ARIZONA	50% OF GILBERT HOUSEHOLDS HAVE A COLLEGE DEGREE	#4 SAFEST COMMUNITIES IN U.S. (2019)

Sources: CBRE Research, Wallethub, SmartAsset

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