

**FOR SALE - \$739,000**  
**FLEX OFFICE/WAREHOUSE CONDO**  
**IN GILBERT**

1324

**1324 North Farrell Court, Ste 112**  
**GILBERT, AZ 85233**

**TJ Claassen**  
602-524-6000 cell  
tj@oxurban.com





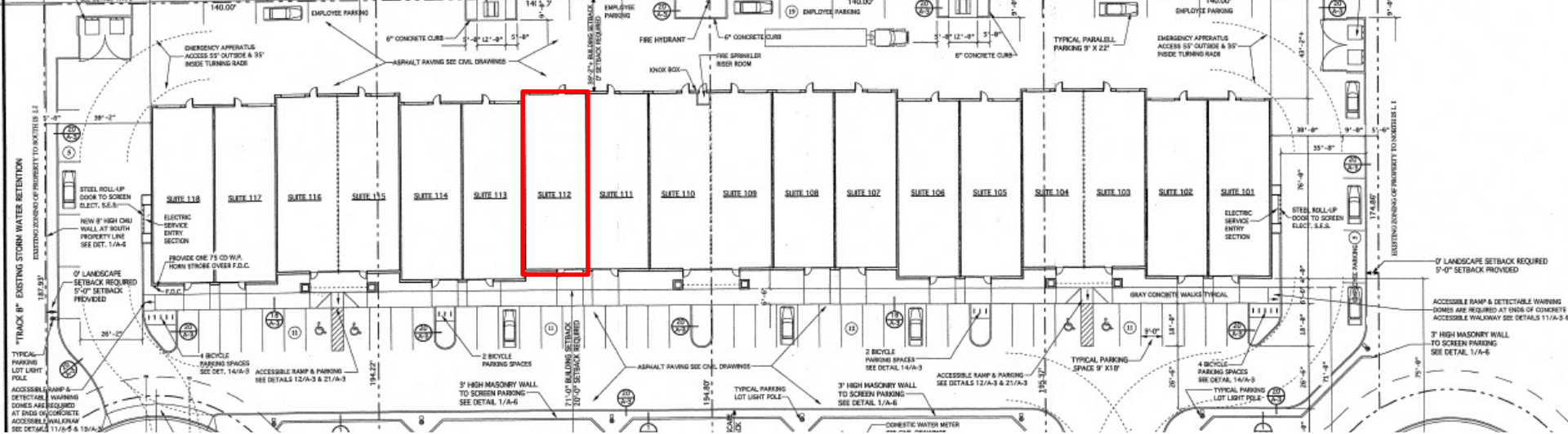
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## SALE ABSTRACT

**ADDRESS:** 1324 NORTH FARRELL COURT  
STE 112  
GILBERT, AZ 85233

**SALES PRICE:** \$739,000.00

**APN #:** 302-12-674

**PROPERTY TYPE:** INDUSTRIAL CONDO

**TOTAL BUILDING SF:** ±2,685 S.F. (Buyer to Verify)

**OFFICE S.F.:** ±2,150 S.F.

**WAREHOUSE S.F.:** ±450 (can be expanded to ±750 S.F.)

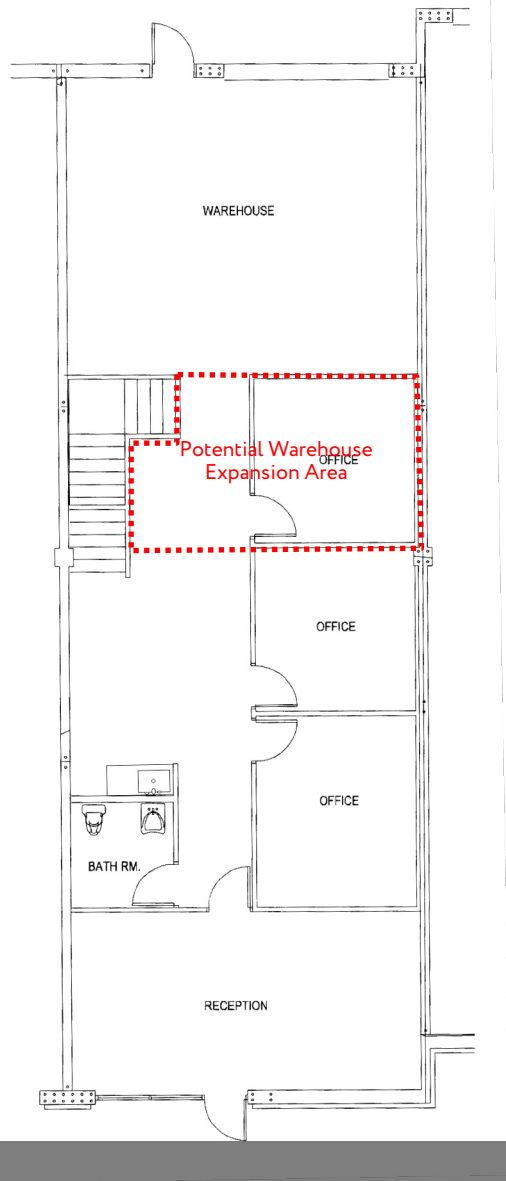
**ZONING:** L-I, TOWN OF GILBERT

## 1324 NORTH FARRELL COURT

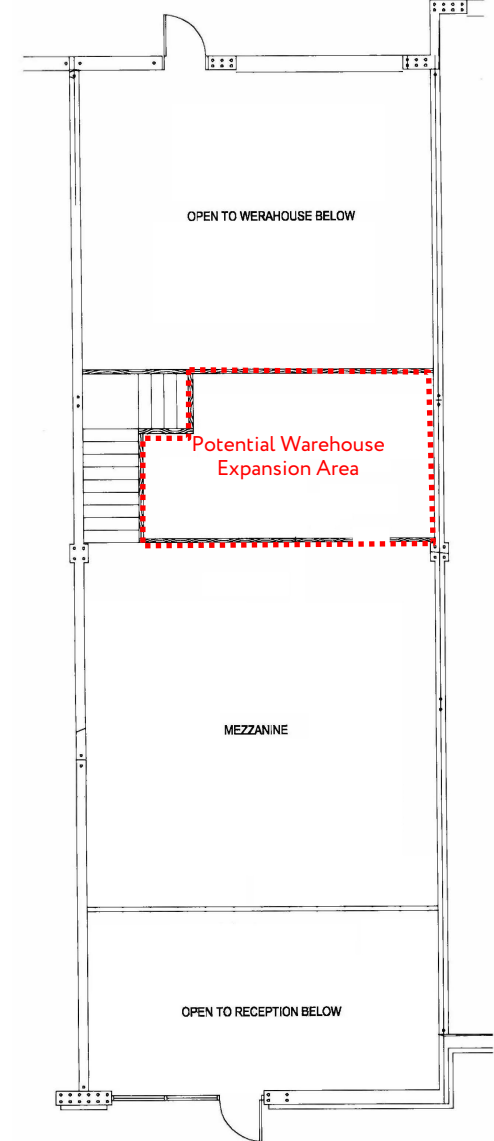
1324 North Farrell Court provides buyers with the unique opportunity to own a commercial industrial condo at a reasonable price. Owners Association handles all exterior maintenance, roof repairs, and more for only \$575/quarter.

AS-BUILT

1<sup>st</sup> Floor Plan



2<sup>nd</sup> Floor Plan





AERIAL PLAN 1

US 60

Mesa Dr

Stapley Dr

Baseline Rd



McQueen Rd

Cooper Rd

Guadalupe Rd

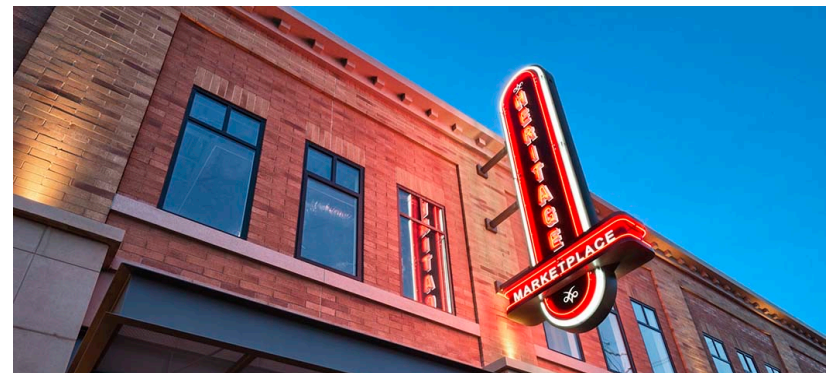
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THE HERITAGE DISTRICT







## DEMOGRAPHICS

| 2022               | 1 MILE   | 3 MILE    | 5 MILE   |
|--------------------|----------|-----------|----------|
| Total Population   | 16,510   | 114,997   | 355,245  |
| Daytime Population | 6,808    | 55,965    | 157,447  |
| Avg. HH Income     | \$95,149 | \$107,751 | \$91,568 |
| Avg. Family Size   | 2.70     | 2.80      | 2.80     |
| Avg. Age           | 35.7     | 36.4      | 35.8     |

Gilbert boasts a nationally ranked K-12 education with an average graduation rate of 90%. Nearly 40% of Gilbert residents hold a bachelor's degree or higher. Gilbert's booming housing industry is coupled with booming business. Gilbert is home to many companies with focuses in Advanced Manufacturing, Aerospace and Defense, Bio-Technology, Clean Technology and Renewable Energy.



**BEST**

PLACE TO RAISE A FAMILY

*Niche.com, 2018*



**#1**

CITY WHERE MILLENNIALS ARE BUYING HOMES

*SmartAsset, 2020*



**20<sup>TH</sup>**

BEST CITY TO FIND A JOB IN THE U.S.

*WalletHub, 2020*



**#1**

MOST PROSPEROUS CITY IN THE NATION

*Economic Innovation Group, 2017*



**7<sup>TH</sup>**

PLACE TO RAISE A FAMILY IN THE US

*WalletHub, 2019*



**12<sup>TH</sup>**

BEST PLACE TO LIVE IN AMERICA

*24/7 Wall Street, 2017*



**#21**

HAPPIEST CITY IN AMERICA

*WalletHub, 2019*



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