

**FOR SALE - \$749,000
OR
FOR LEASE - CALL FOR PRICING**

**FLEX OFFICE/WAREHOUSE CONDO
IN GILBERT**

**1324 North Farrell Court, Ste 101
GILBERT, AZ 85233**

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



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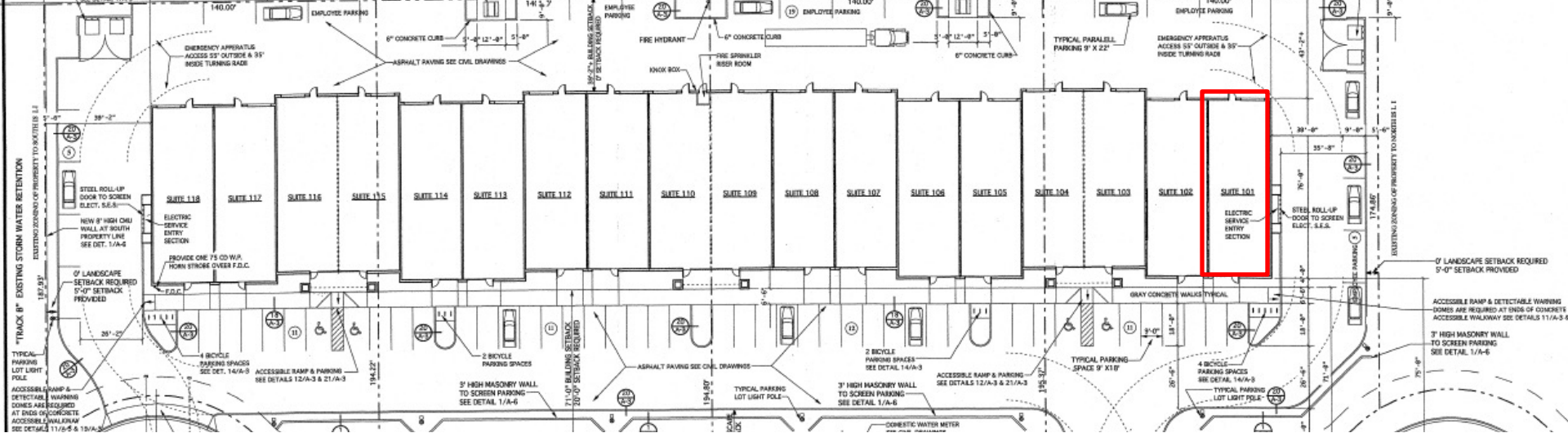
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ABSTRACT

ADDRESS: 1324 NORTH FARRELL COURT
STE 101
GILBERT, AZ 85233

SALES PRICE: \$749,000.00

LEASE PRICE: CALL FOR PRICING

APN #: 302-12-663

PROPERTY TYPE: INDUSTRIAL CONDO

TOTAL BUILDING SF: ±2,485 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

Suite 101. Endcap Unit at 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.

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



20TH

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

WalletHub, 2020



#1

MOST PROSPEROUS CITY IN THE NATION

Economic Innovation Group, 2017



7TH

PLACE TO RAISE A FAMILY IN THE US

WalletHub, 2019



12TH

BEST PLACE TO LIVE IN AMERICA

24/7 Wall Street, 2017



#21

HAPPIEST CITY IN AMERICA

WalletHub, 2019

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