



GILBERT  
SPECTRUM

SW CORNER OF ELLIOT & MCQUEEN | CLASS A OFFICE | 119,222 SF BTS BLDG 3



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DEVELOPER:






# BUSINESS PARK HIGHLIGHTS

Gilbert Spectrum is a master planned 63.4-acre park at the confluence of Elliot and McQueen Roads in Gilbert, AZ. With LI zoning, the park can accommodate manufacturing, distribution, office and other industrial uses.


The first phase has been fully leased and the second phase will consist of three buildings ranging from 66,366 - 142,258 SF. All buildings are divisible to ±20,000 SF.

With one million skilled laborers within a 30-minute commute, the Town of Gilbert continues to thrive as a tech-based community with affluent demographics.







60,000 - 120,000 SF




One or Two Story



5:1,000 Parking Rat

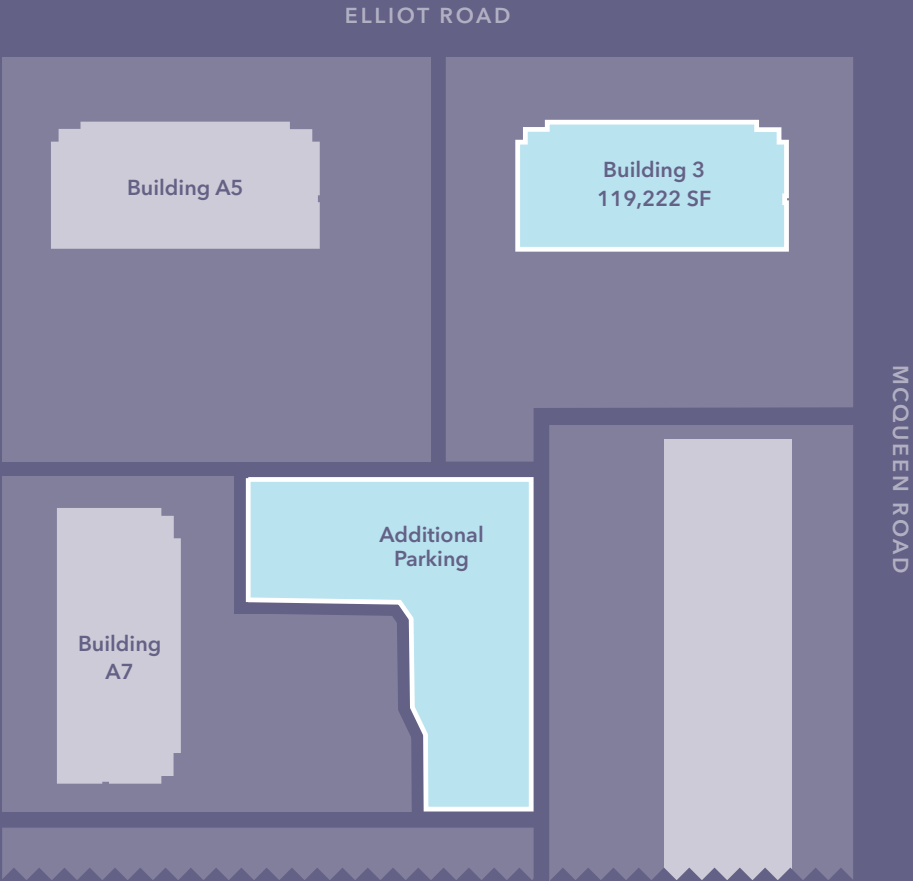


Building Signage



60,000 SF Floor Plates

# SITE PLAN





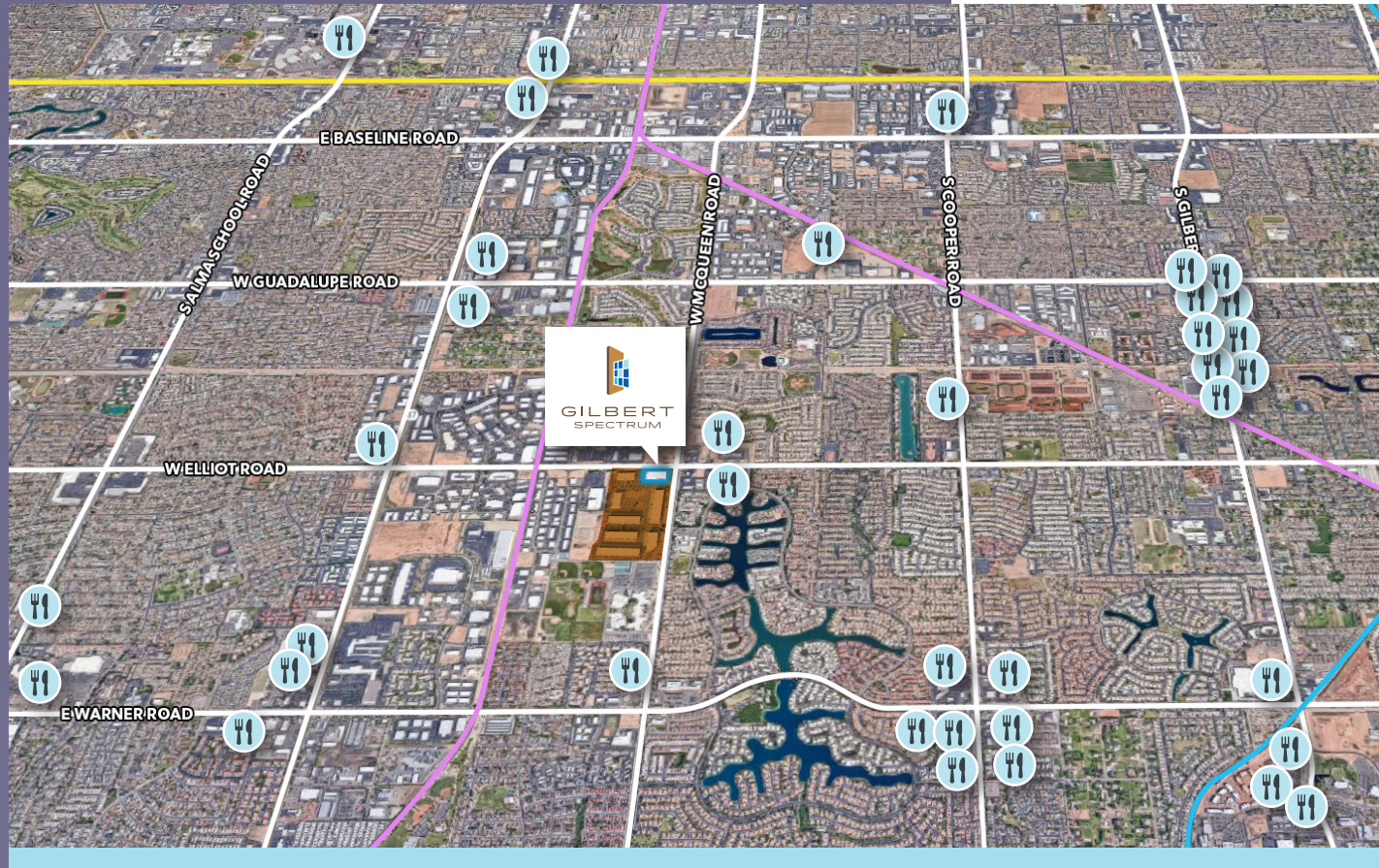
= Occupied Buildings



= Outdoor Parking Areas

## LOCATION HIGHLIGHTS

- Close Proximity to 101, 60 & Loop 202
- 2 Miles West of Downtown Gilbert
- ±1.8 Million people within a 30 min commute
- Strong Demographics \$81K Average Volume within 30 min
- 20 Min to Sky Harbor
- Master Planned Business Park



Pho Mai

In-N-Out Burger

Chick-Fil-A

Shoppes At Gilbert Commons

Dutch Bros Coffee

Arizona Wilderness Brewpub

San Tan Brewery & Distillery Tours

Buffalo Wild Wings

InTown Suites

Days Hotel

Courtyard by Marriott

La Quinta

Hilton Mesa

Fairfield Inn

Best Western Plus

...and Many More!



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