



GILBERT
SPECTRUM

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



LEASING:

**LEE &
ASSOCIATES**
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DEVELOPER:

SunCap
PROPERTY GROUP

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 $\pm 20,000$ 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



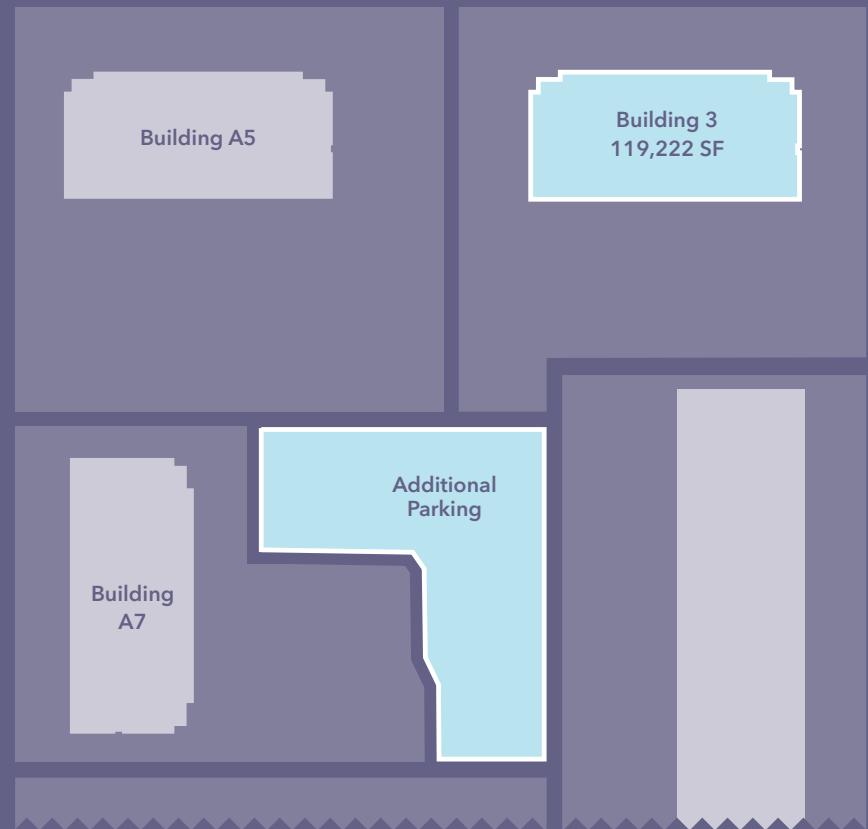
60,000 SF
Floor Plates

SITE PLAN

NORTH


ELLIOT ROAD

MCQUEEN ROAD

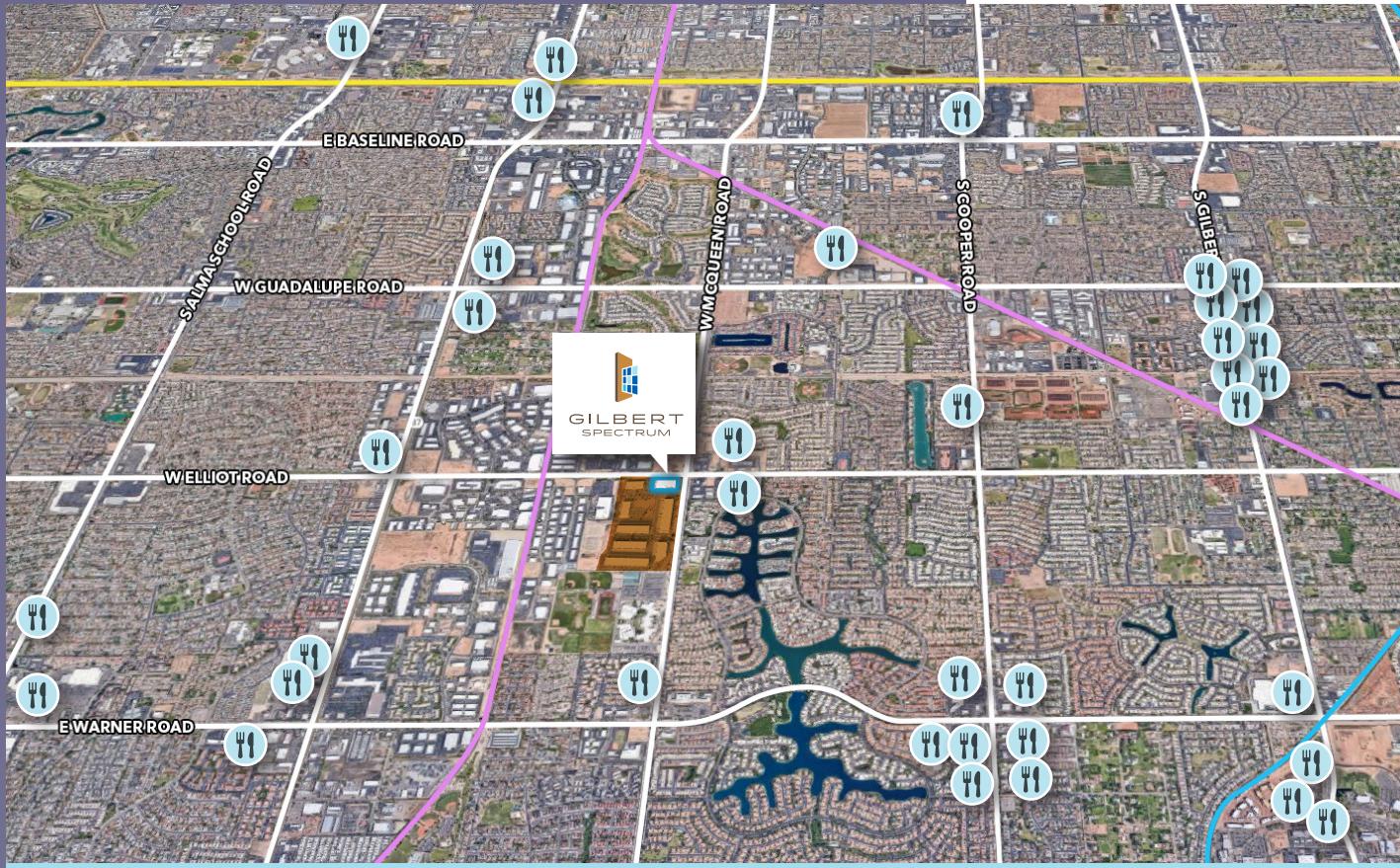


= Occupied Buildings

= 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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