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# INDUSTRIAL/FLEX BUILDING

AVAILABLE FOR SALE

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± 4,816 SF INDUSTRIAL SPACE

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± 3,873 SF OFFICE/RESIDENTIAL SPACE

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3272 S 147<sup>TH</sup> PL  
GILBERT, ARIZONA 85297

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VACANT  
READY FOR  
MOVE-IN



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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CRFAC

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±8,689 SF TOTAL MULTI-TENANT INDUSTRIAL/FLEX BUILDING IN GILBERT, AZ



# About the Property

|                        |  |
|------------------------|--|
| <b>ADDRESS</b>         | 3272 S 147 <sup>th</sup> Pl<br>Gilbert, AZ 85297         |
| <b>SALE PRICE</b>      | \$1,895,000 (\$218/SF)                                   |
| <b>INDUSTRIAL SIZE</b> | ±4,816 SF  |
| <b>OFFICE SIZE</b>     | ±3,873 SF  |
| <b>LOT SIZE</b>        | ±1.10 Acres  |
| <b>ZONING</b>          | C-BP   |
| <b>YEAR BUILT</b>      | 1998   |
| <b>YEAR REMODELED</b>  | 2021   |
| <b>PARCEL #</b>        | 304-54-040   |
| <b>CLEAR HEIGHT</b>    | 9-18 FT  |
| <b>YARD</b>            | ±7,416 SF  |
| <b>POWER</b>           | 400 AMP Existing, Up to 600 AMP's Available;<br>120-240V |

# Property Photos



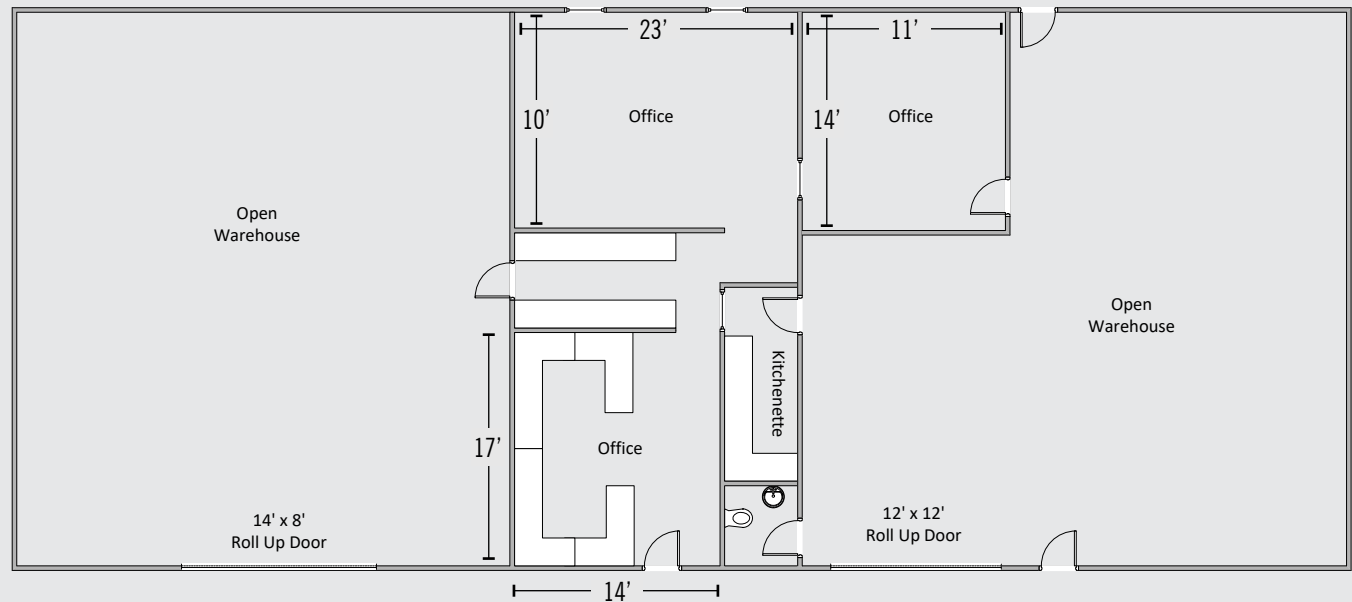
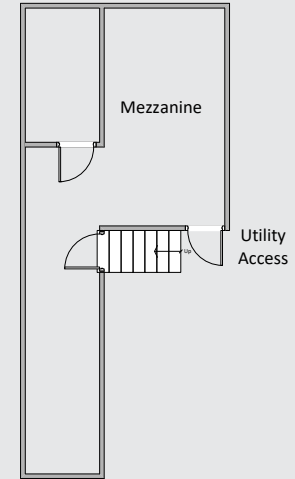
# Property Photos



# Floor Plan

## INDUSTRIAL LAYOUT

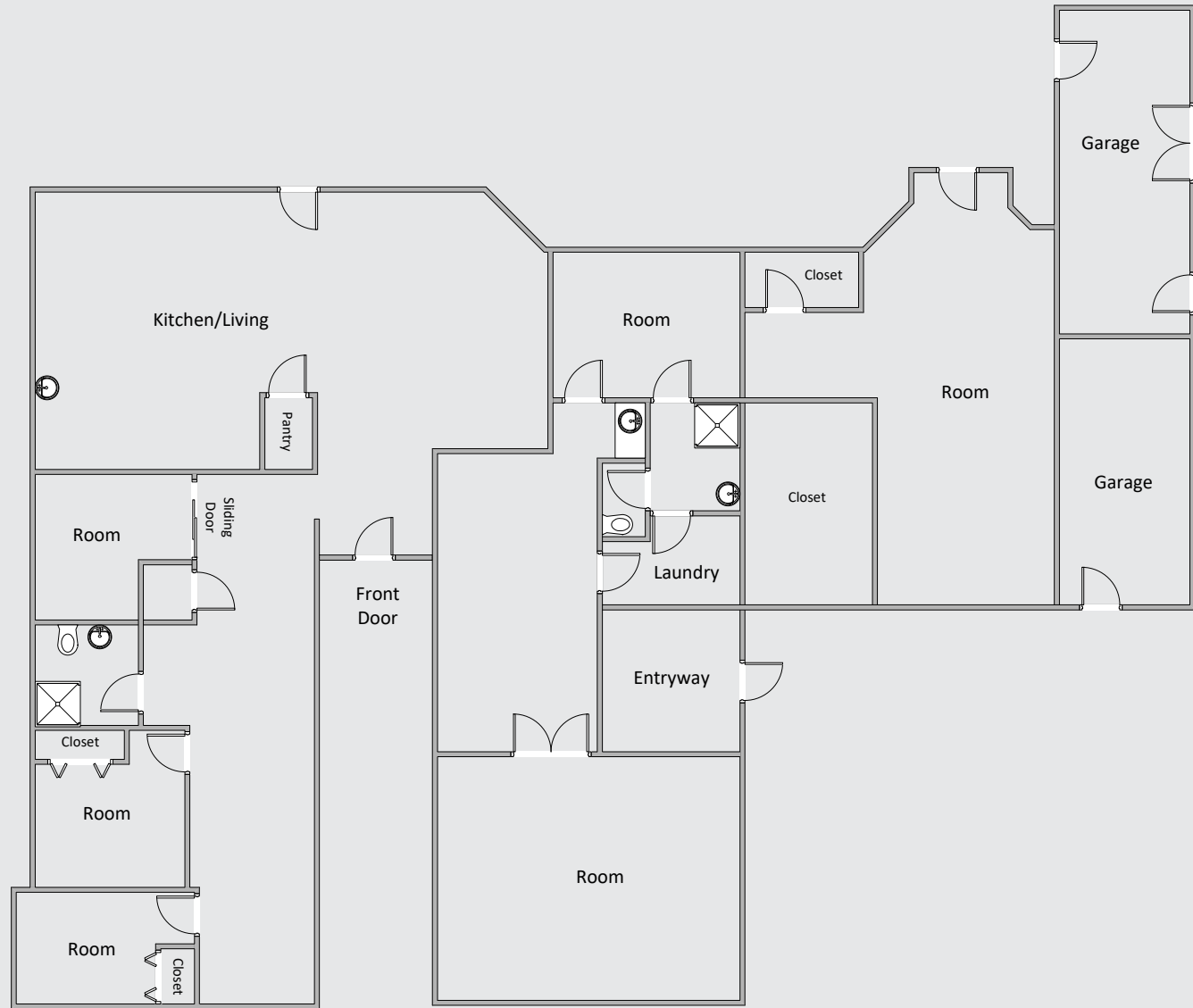
- ±4,816 SF Industrial Space
- Two Open Bays
- 12x12 and 14x8 Roll Up Doors
- 100% HVAC
- ±1,128 SF of Office Space on First Floor and ±456 SF of Mezzanine Office



# Floor Plan

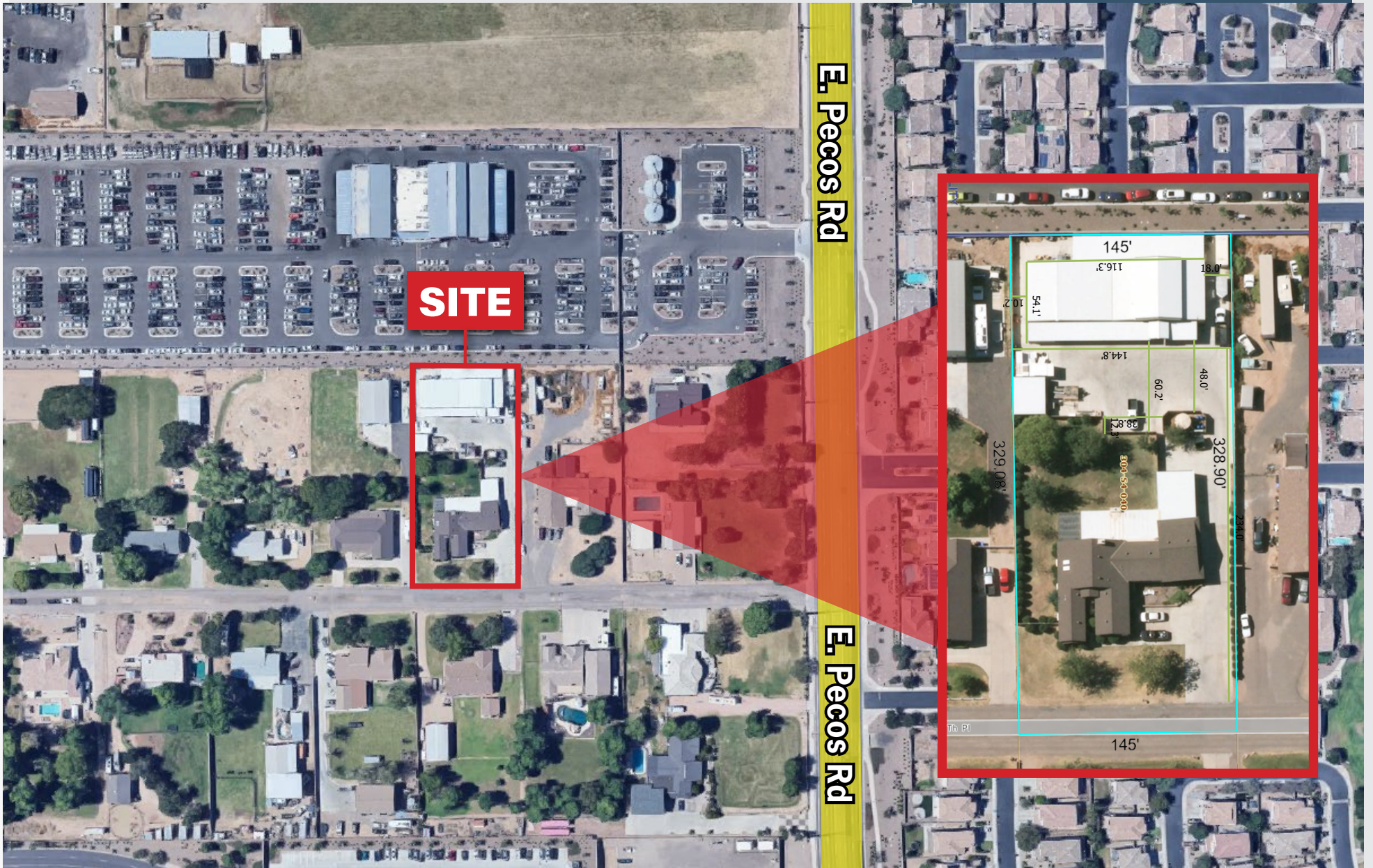
## OFFICE LAYOUT

- ±3,873 SF Office Space
- 4 Offices
- Bullpen Area
- Storage/Utility Closet



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# Site Plan



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# About the Area

