



SUNRISE INDUSTRIAL PARK AVAILABLE FOR LEASE

130 N SUNWAY DR | GILBERT, AZ

**INDUSTRIAL SPACE
AVAILABLE FOR LEASE**

**±23,794 SF BUILDING
ZONED I-1**

**MULTI-TENANT
INDUSTRIAL/WAREHOUSE SPACE**

LEASE RATE
\$1.35 MG / MO

EXCLUSIVE CONTACTS

Tyson Breinholt	Cory Breinholt
D 480.966.7513	D 480.889.2569
M 602.315.7131	M 480.220.9987
tbreinholt@cpi.az.com	cbreinholt@cpi.az.com

 **COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORPAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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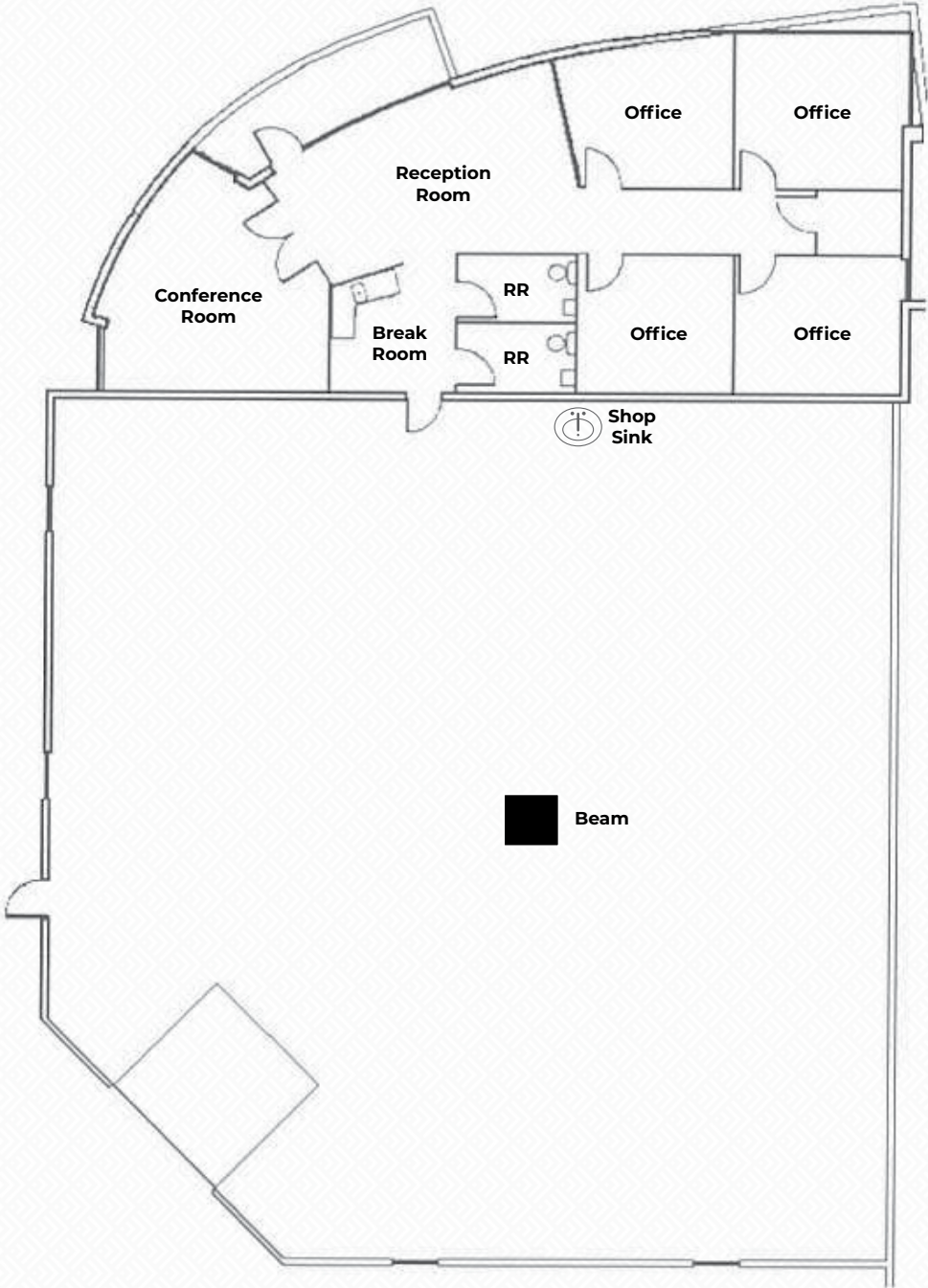
PROPERTY OVERVIEW

Building Size: ±23,794 SF
 Building Type: Multi-Tenant
 Parcel: 302-23-033

AVAILABILITY

Suite: 4
 Suite Size: ±6,526 SF
 Lease Rate: \$1.35 MOD GROSS

- Fire Suppression Sprinklers
- Reception
- Conference Room
- EVAP Cooled Warehouse
- 4 Offices
- Break Room
- 2 Restrooms
- Storage Room
- 17' Clear Height



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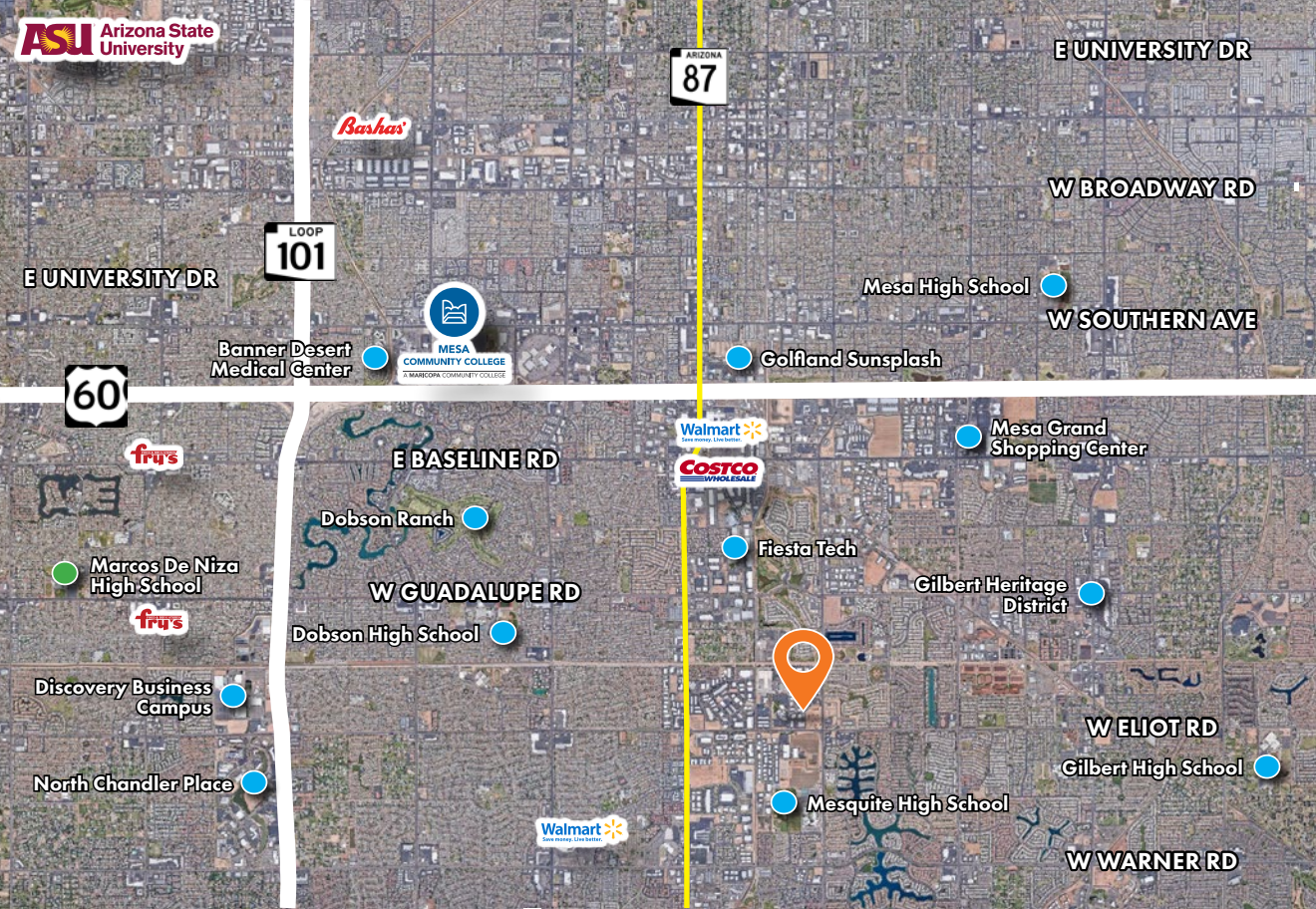
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DEMOGRAPHICS

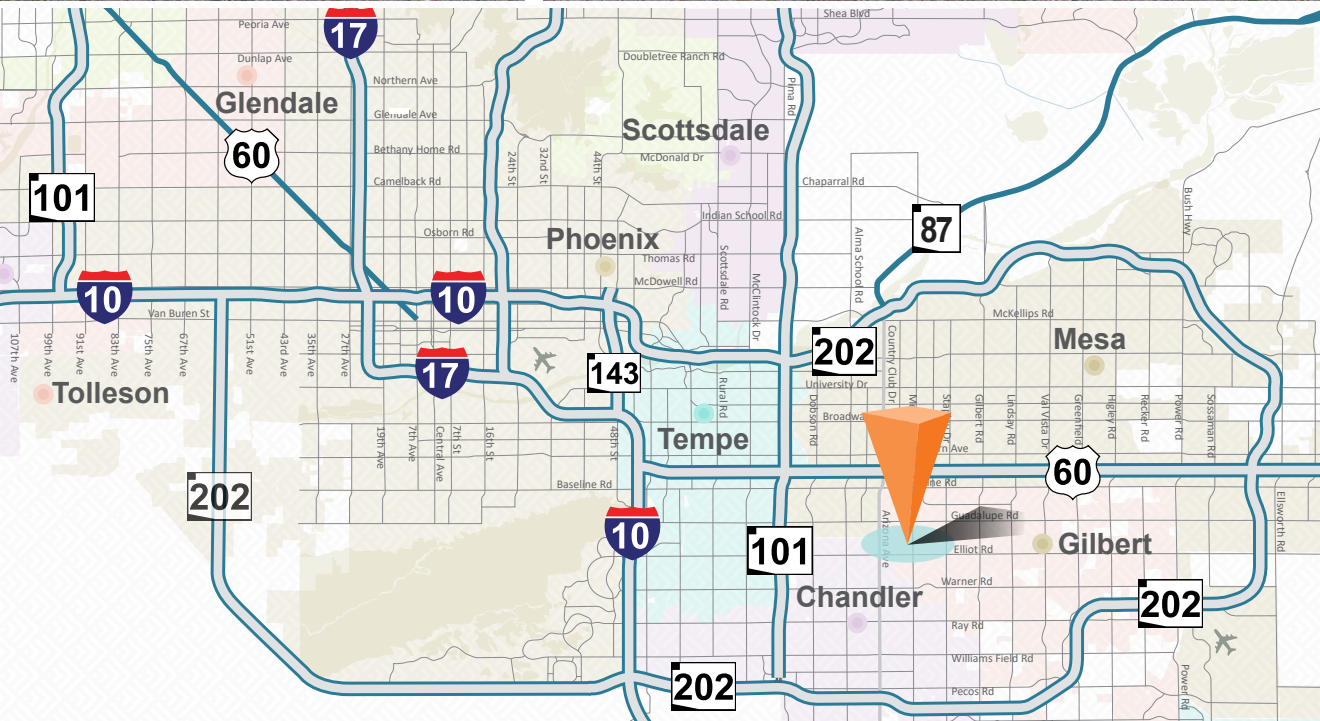
POPULATION
8,624 (1M)
135,340 (3M)
403,410 (5M)



HOUSEHOLDS
3,227 (1M)
50,887 (3M)
148,722 (5M)



AVG HH INCOME
\$138,962 (1M)
\$113,725 (3M)
\$109,961 (5M)



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