

INDUSTRIAL FLEX BUILDING (17,535 SF) FOR SALE IN GILBERT – OPPORTUNITY ZONE

701 N GOLDEN KEY ST | GILBERT, AZ 85233



Building Divisible –
Two Separate
Reception Areas

FOR SALE

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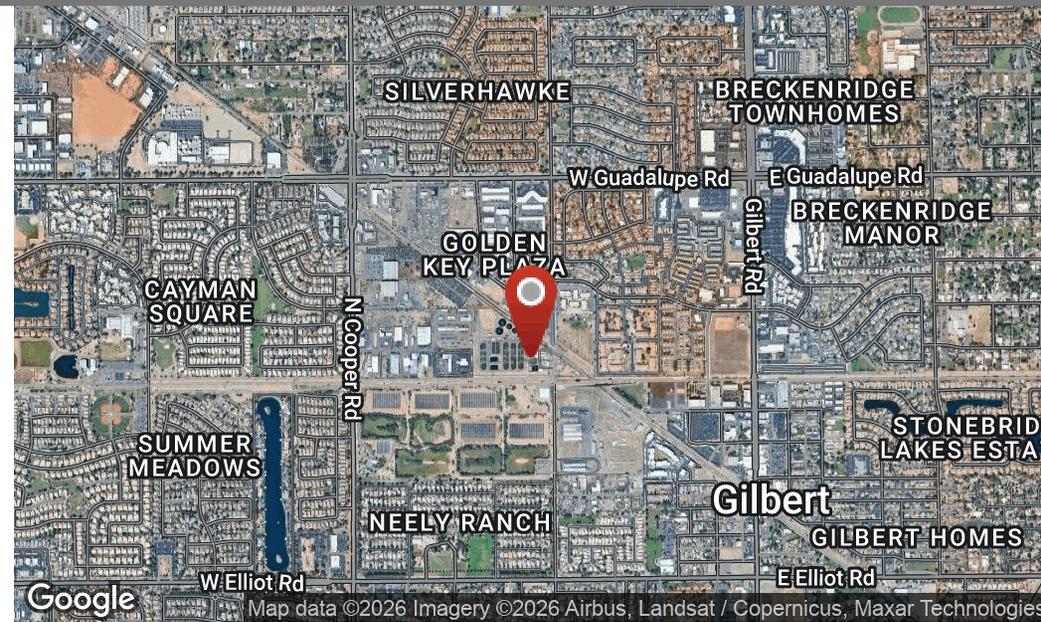
R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
www.roiproperties.com



VERSATILE FLEX INDUSTRIAL BUILDING FOR SALE WITH AMPLE POWER

701 N GOLDEN KEY ST, GILBERT, AZ 85233

FOR SALE



OFFERING SUMMARY

| | |
|----------------|------------------------|
| Sale Price: | \$3,419,325 |
| Price / SF: | \$195 |
| Zoning: | LI |
| Lot Size: | 1.2 Acres |
| Year Built: | 1982 (Rebuilt in 2009) |
| Building Size: | 17,535 SF |
| APN: | 302-15-062B |
| Renovated: | 2009 |

PROPERTY OVERVIEW

This ±17,535 SF industrial flex building sits on a 1.19-acre parcel, zoned Light Industrial by the City of Gilbert. Ideally located just south of Guadalupe Road—between Cooper Road and Gilbert Road—and only minutes from US-60, the site offers convenient access to major transportation corridors. Rebuilt in 2009, the property features modern construction, 100% HVAC coverage, fully sprinklered throughout, abundant power capacity and clear heights ranging from 10 to 12 feet, making it well-suited for data center, technology, or light industrial users. Approximately 20% of the building (±3,513 SF) is dedicated to well-appointed office space, creating a professional and functional environment for operations. The current layout is ideal for a single owner-user or easily adaptable for multi-tenant occupancy, providing excellent flexibility for a variety of business needs.

PROPERTY HIGHLIGHTS

- 100% HVAC, Ample Power, and Secure / Paved Yard
- Conveniently located in the Southeast Valley with easy access to US 60
- Light Industrial Zoning Providing Flexibility for Industrial Uses

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RECENTLY REBUILT / RENOVATED INDUSTRIAL FLEX BUILDING FOR SALE - GILBERT

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FLEXIBLE BUILDING WITH OFFICE, PRODUCTION SPACE, AND SECURE YARD

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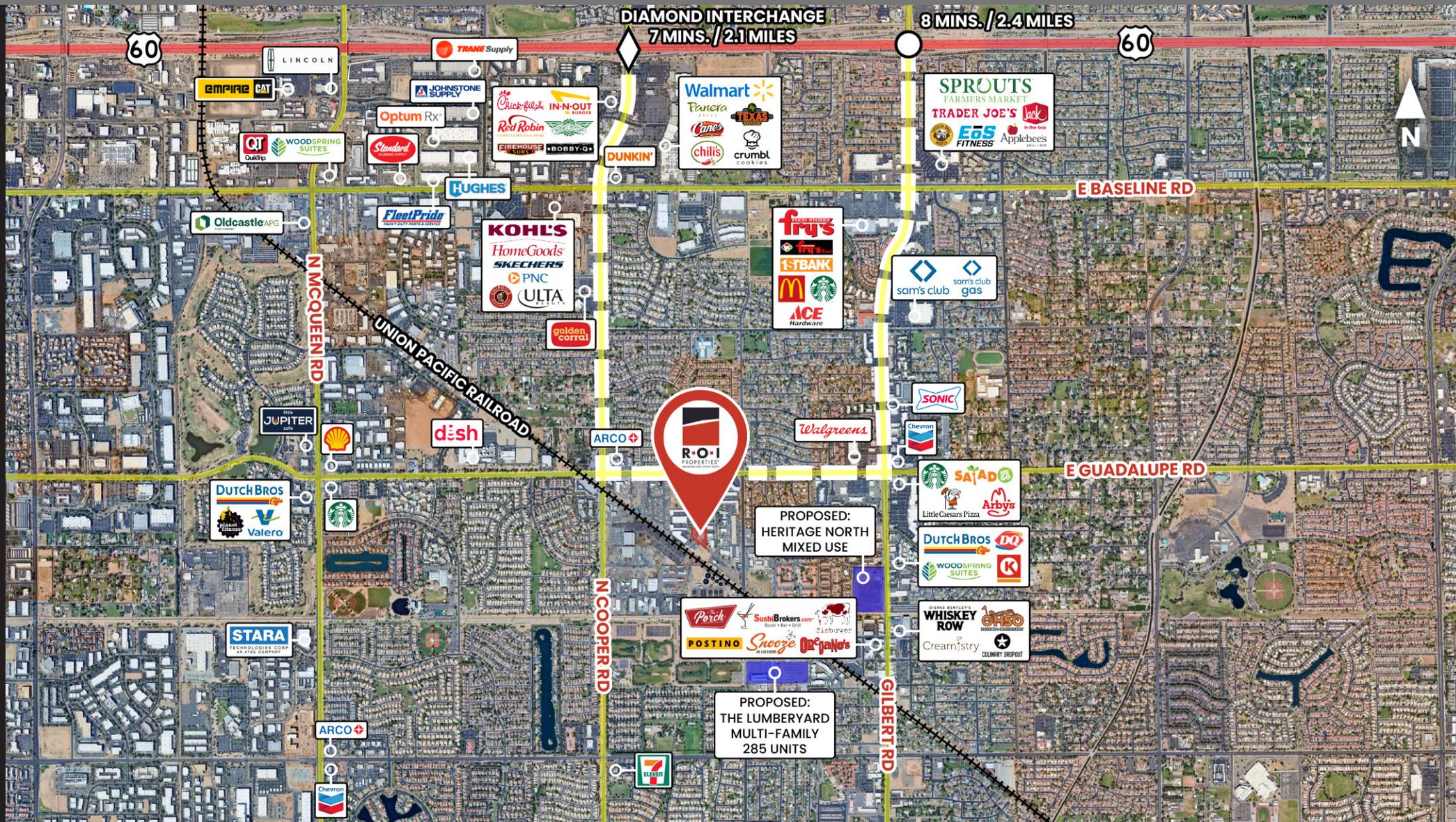
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NEARBY INDUSTRIAL BUSINESSES, RESTAURANTS, CONVENIENCE

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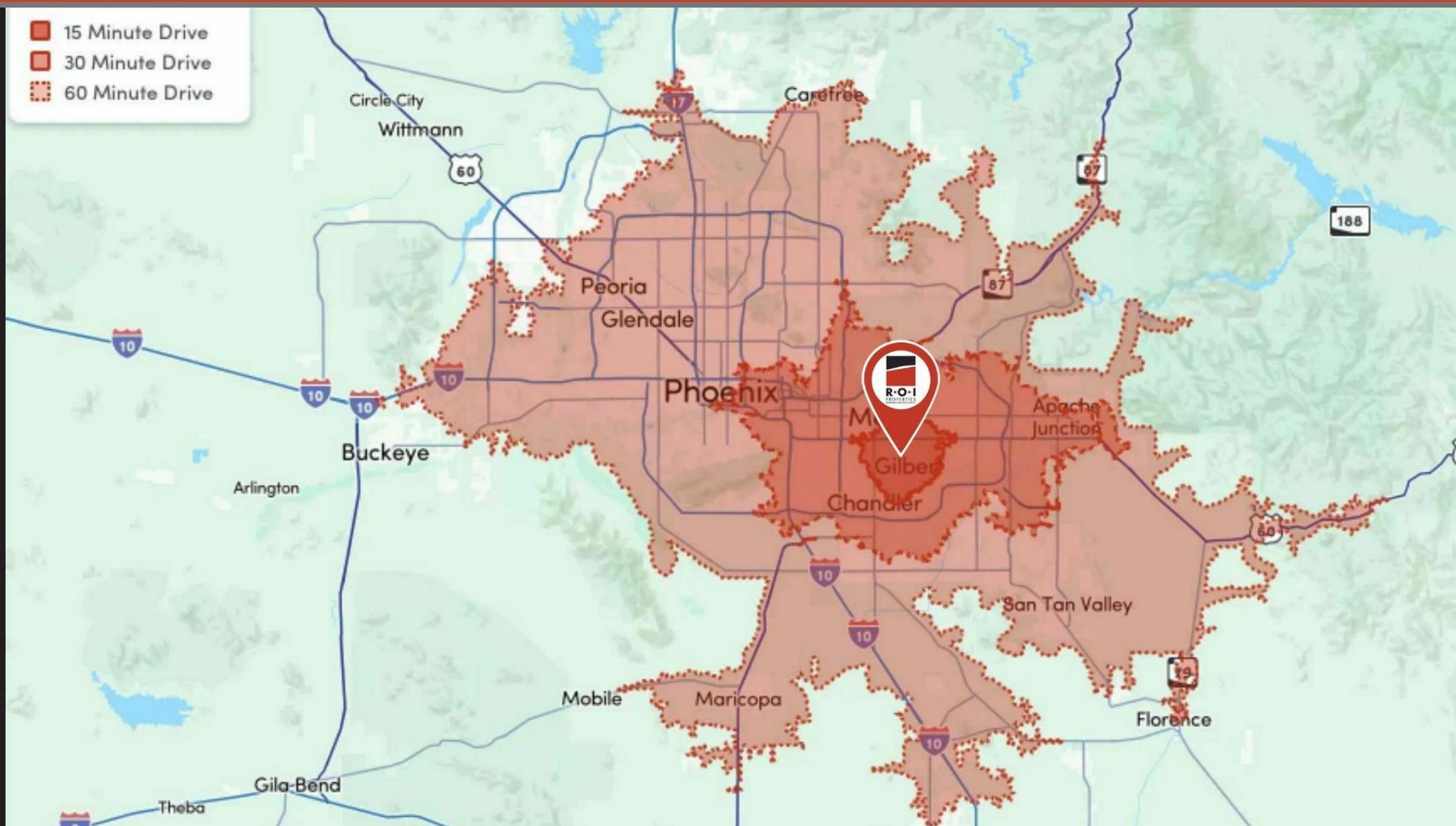
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CLOSE TO MAJOR TRANSIT (US 60) MAKING COMMUTES EASY

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