

# FOR LEASE / SALE

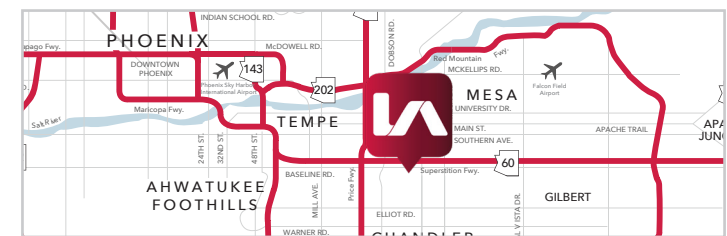


**FREESTANDING BUILDING WITH YARD**  
1355 N. MONDEL DRIVE | GILBERT, AZ

## FEATURES

- ▶ ±6,861 SF Total
- ▶ ±3,654 SF Office
- ▶ ±3,207 SF Warehouse
- ▶ Secure Yard (4,500 SF)
- ▶ 15.5' Clear Height
- ▶ Two Grade Level Doors (12' x 12')
- ▶ EVAP Warehouse
- ▶ LI Zoning (Gilbert)
- ▶ Approx. 400A, 120/208V, 3P
- ▶ 9 Built-in Workstations
- ▶ Professional Office Finishes
- ▶ Asking Rate: \$1.40/SF NNN
- ▶ Asking Price: \$2,250,000

## LOCATION



## CONTACT INFO

**Brian Payne**  
Principal  
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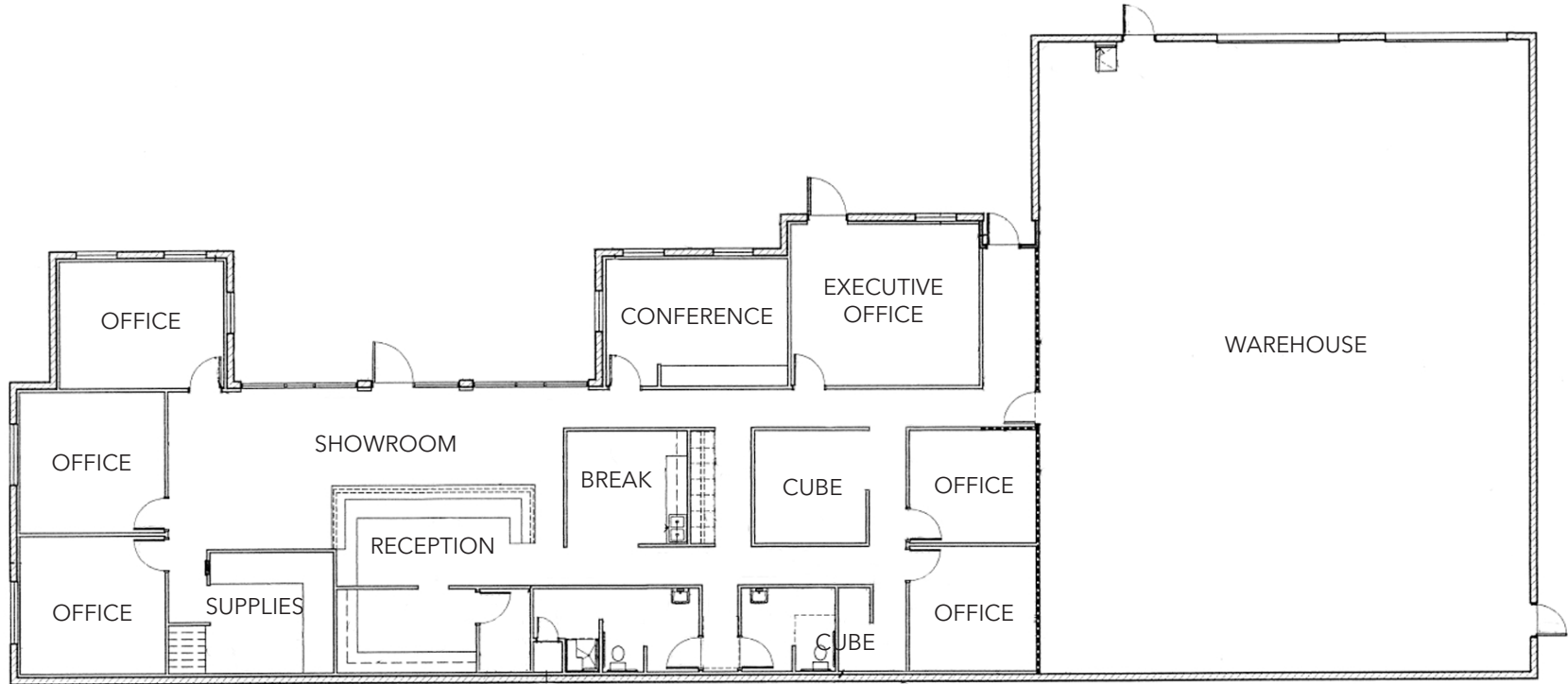
**Matt Hagan**  
Owner/Agent  
mhagan@leearizona.com  
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# FREESTANDING BUILDING WITH YARD

1355 N. MONDEL DRIVE | GILBERT, AZ

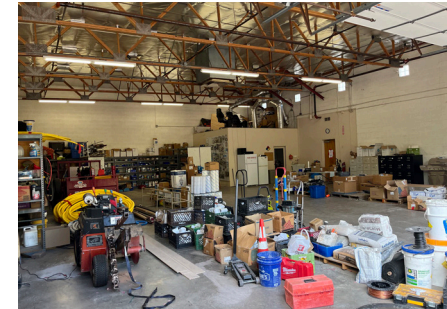


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**FREESTANDING BUILDING WITH YARD**  
 1355 N. MONDEL DRIVE | GILBERT, AZ



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