

~~\$1.30/SF NNN~~  
~~\$1.20/SF NNN~~

PRICE REDUCTION



FOR LEASE

*±15,033 SF Industrial Building For Lease  
Located in Gilbert, Arizona*

1429 W SCOTT AVE, GILBERT, AZ 85233

*Exclusively Listed By*

KENT HANSON

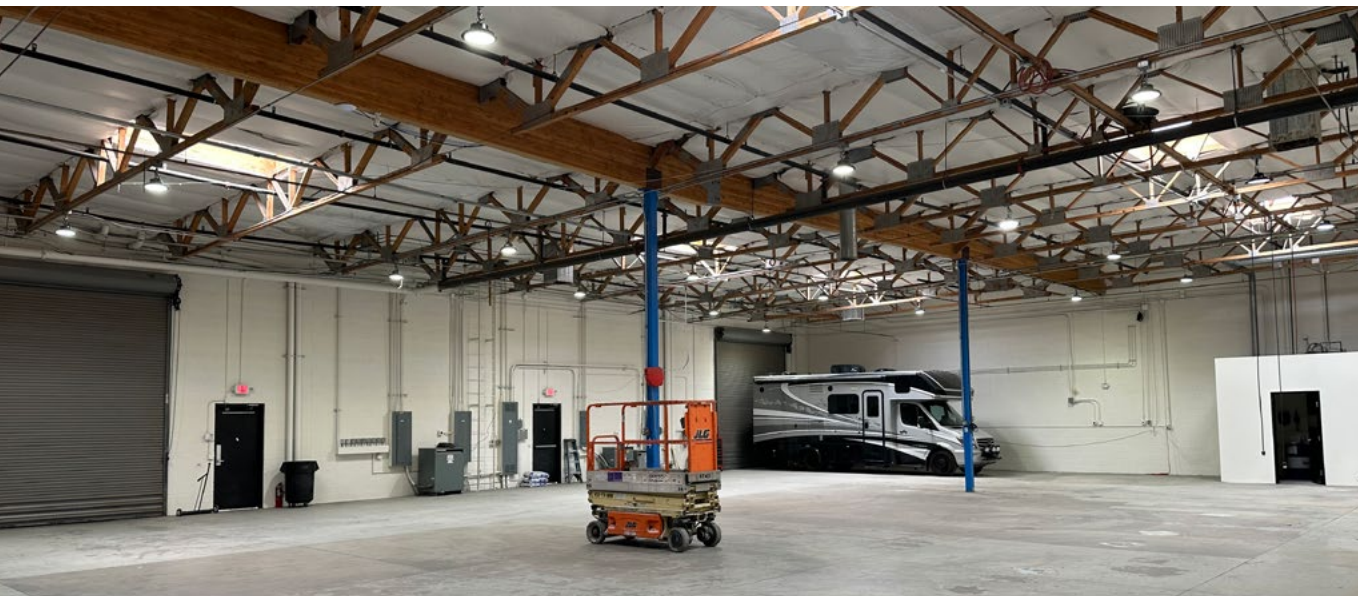
602.622.8584

kent.hanson@kidder.com

KYLE HANSON

480.262.8985

kyle.hanson@kidder.com



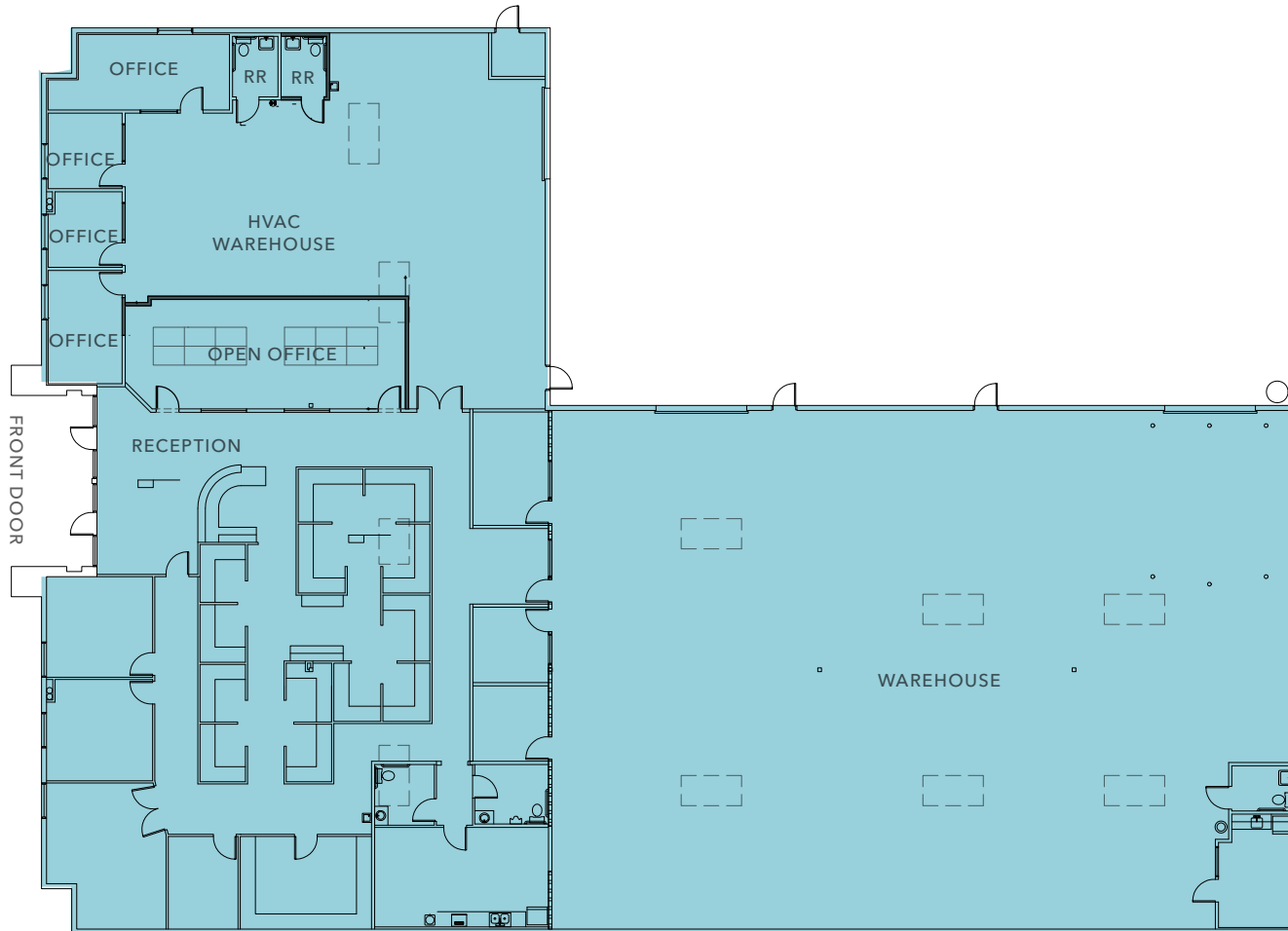
*±15,033 SF industrial building, fenced yard, in a prime location in Gilbert.*

ADDRESS	1429 W Scott Ave, Gilbert, AZ 85233
BUILDING SIZE	±15,033 SF
OFFICE SIZE	±6,000 SF
POWER	±1,800 Amps 277/480 (to be verified by Tenant)
INSULATED	Yes
SPRINKLERS	Yes
HVAC	±50%
ZONED	LI (Light Industrial)
CLEAR HEIGHT	±16'
YARD	Fenced
APN	302-12-458
NNN's	±\$0.14/SF

**POWER**  
1,800 AMPS, 277/480  
(to be verified by Tenant)

**NNN's**  
±\$0.14/SF

# EXISTING FLOOR PLAN - OPTION #1



Floor Plan is Not to Scale

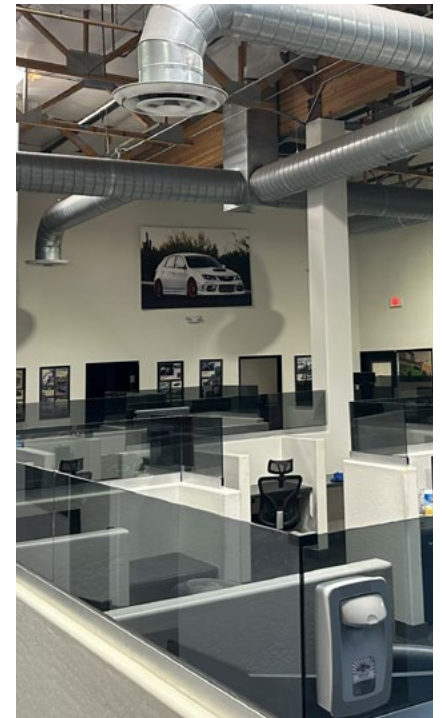
AVAILABLE FOR LEASE

*±15,033 SF*

BUILDING SIZE

*±6,000 SF*

OFFICE SIZE



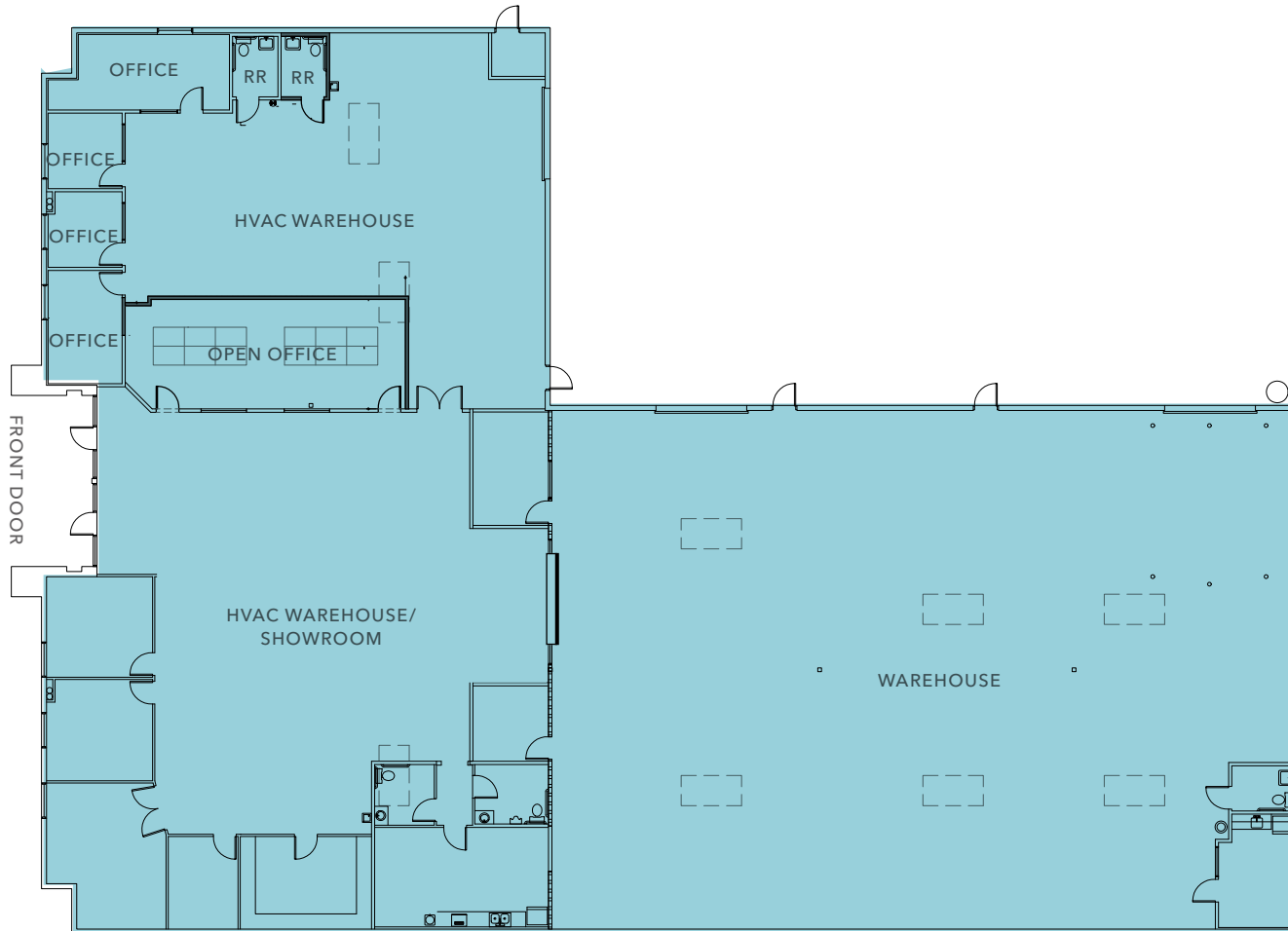
# CONCEPTUAL FLOOR PLAN - OPTION #2

*±15,033 SF*

BUILDING SIZE

*TI OPTION*

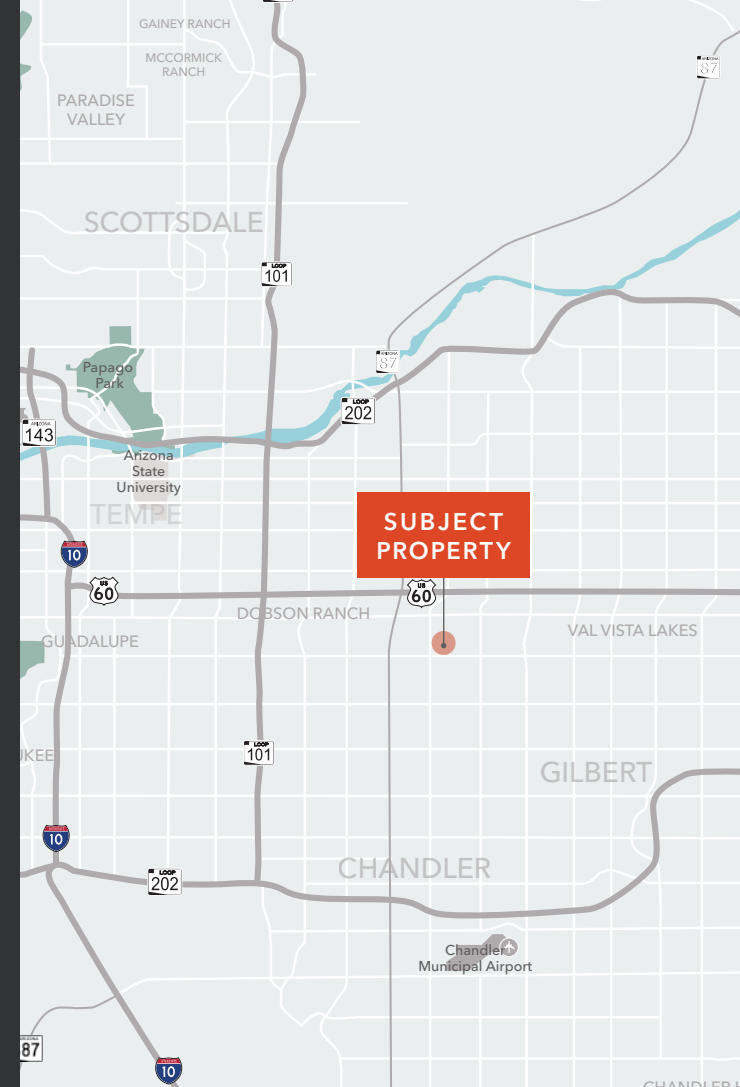
FOR MORE WAREHOUSE SPACE



Floor Plan is Not to Scale

AVAILABLE FOR LEASE





## 1429 W SCOTT AVE

*For more information on this property, please contact*

**KENT HANSON**  
602.622.8584  
kent.hanson@kidder.com

**KYLE HANSON**  
480.262.8985  
kyle.hanson@kidder.com

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

