



## FARRELL BUSINESS PARK FOR SALE

1324 N FARRELL CT, STE 113 | GILBERT, AZ 85233

**RARE SMALL-BAY INDUSTRIAL / FLEX OPPORTUNITY**

FOR MORE INFO:

**CRAIG TRBOVICH**  
D 480.522.2799  
M 602.549.4676  
ctrbovich@cpiaz.com

# FARRELL BUSINESS PARK

## RARE SMALL-BAY INDUSTRIAL

### Property Details

Property Description	Industrial Condo
Address	1324 N Farrell Ct, Ste 105 Gilbert, AZ 85233
Building Size	±1,966 SF
Parcel Number	302-12-675
Zoning	LI
Clear Height	16'
GL Door	1 (12'x12')

**SALE PRICE: \$665,000 (\$338 PSF)**

### Property Highlights

- Central to Gilbert, Chandler, Mesa, & Queen Creek
- Close to Downtown Gilbert Heritage District
- Professional, clean industrial/flex environment
- Low traffic cul-de-sac location (Farrell Ct)
- Surrounded by established service, contractor, & flex users
- Limited new small bay industrial construction in Gilbert
- ±25 Minutes to Phoenix Sky Harbor International Airport
- ±20 Minutes to Phoenix-Mesa Gateway Airport

### FLEX OPPORTUNITY

Commercial Properties Inc. is pleased to present 1324 N Farrell Business Court, Suite 105 for sale. This rare small-bay industrial/flex opportunity offers ±1,966 SF with Light Industrial zoning and is listed at an asking price of \$665,000. The property is located in the premier East Valley submarket within the highly desirable and supply-constrained Southeast Valley industrial corridor.

Gilbert continues to experience strong residential growth, high household incomes, and sustained economic expansion, supported by its proximity to major employment hubs in Chandler and Mesa. The property benefits from excellent regional connectivity, with convenient access to US-60, Loop 101, and Loop 202, allowing for efficient distribution throughout the Phoenix MSA and seamless east-west access across the East Valley.

Ideally suited for service-oriented, contractor, and light industrial users, this offering presents a compelling ownership opportunity in one of Metro Phoenix's strongest performing submarkets.



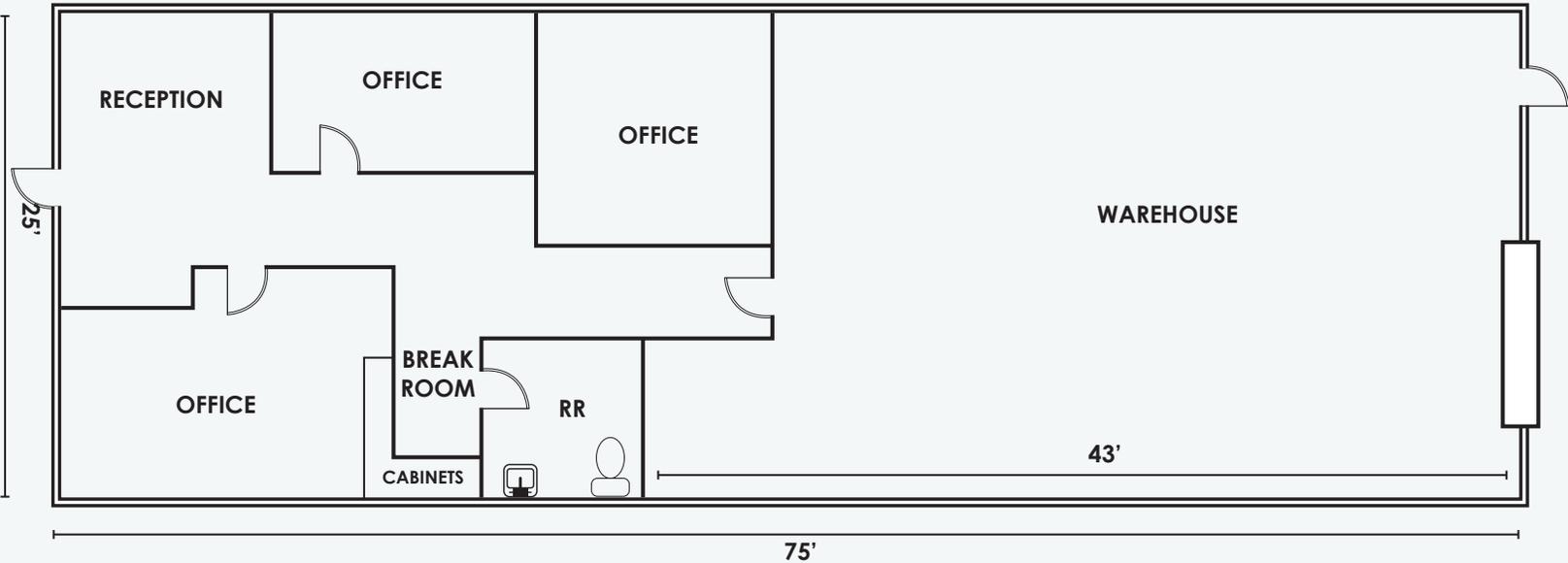
FARRELL BUSINESS PARK  
**RARE SMALL-BAY INDUSTRIAL**



FARRELL BUSINESS PARK  
**RARE SMALL-BAY INDUSTRIAL**



**Suite 113**  
**±1,966 SF**

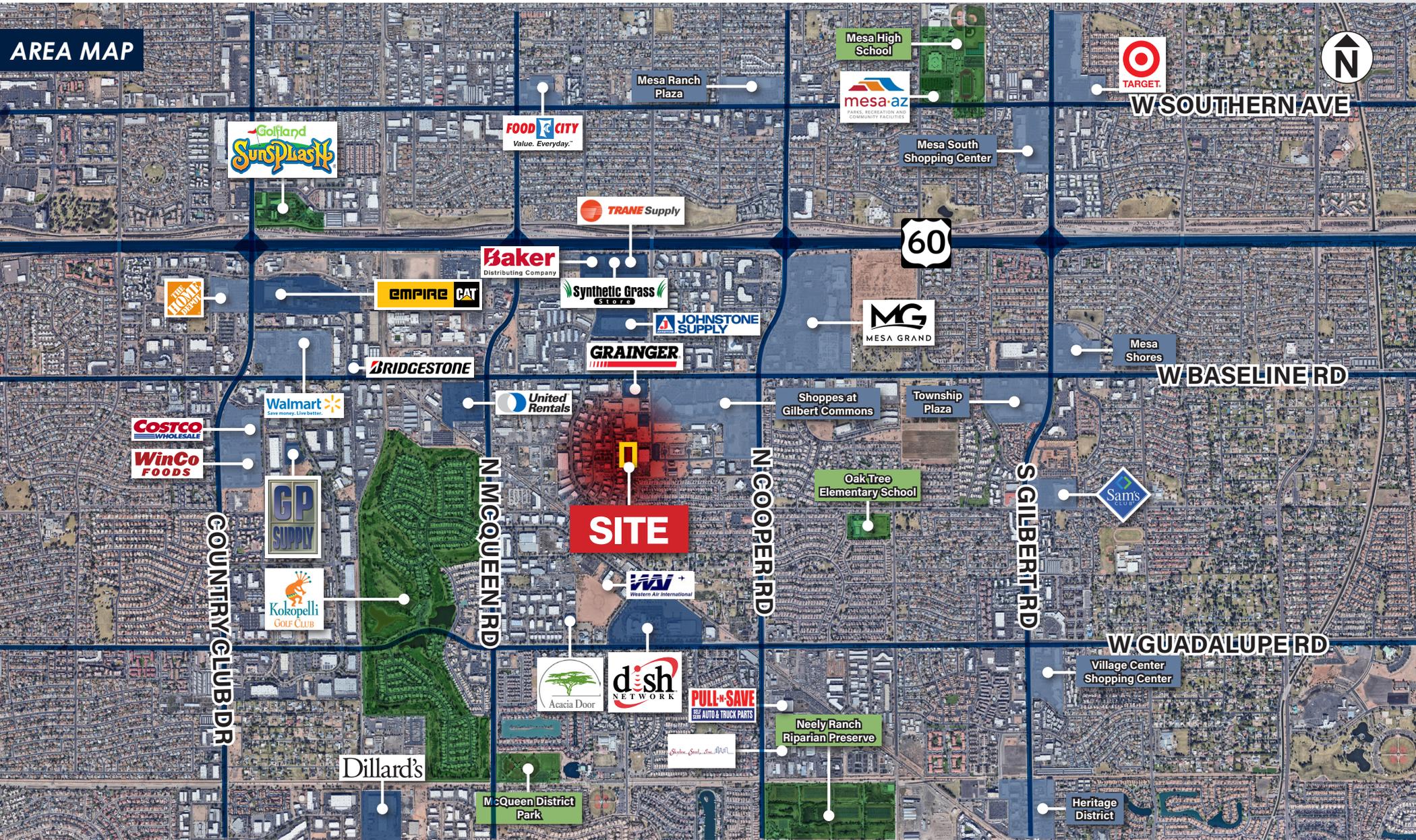




# FARRELL BUSINESS PARK RARE SMALL-BAY INDUSTRIAL



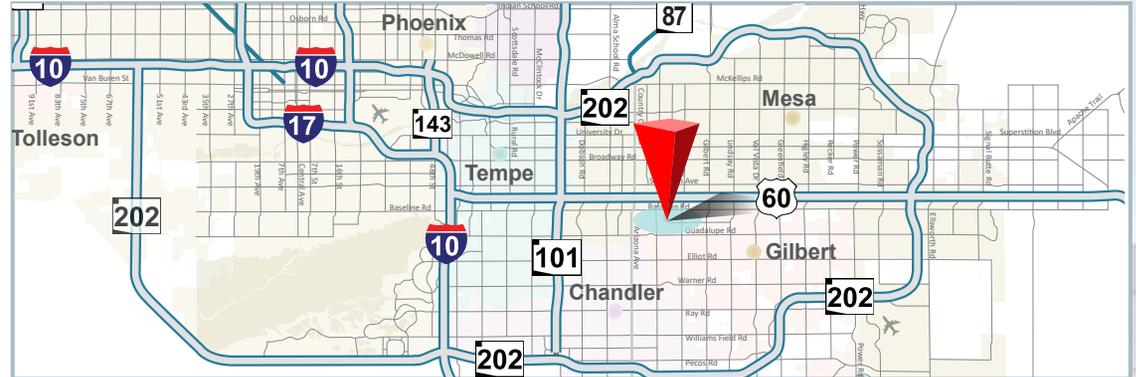
# FARRELL BUSINESS PARK RARE SMALL-BAY INDUSTRIAL



# FARRELL BUSINESS PARK

## RARE SMALL-BAY INDUSTRIAL

### AREA OVERVIEW



### CITY OF GILBERT

Gilbert has transformed from a small agricultural town into a dynamic economic engine for the Phoenix metropolitan area, celebrated for its thriving business climate, prosperous community, and exceptional quality of life. The town's diverse economy is a magnet for world-class companies in high-growth sectors like healthcare and technology, supported by a highly educated workforce. This powerful combination of economic stability and a vibrant, amenity-rich environment makes Gilbert a premier destination for residents and a secure, appreciating market for real estate investment.

The town's success and desirability are built on several key pillars, including:

- Diverse, high-growth economy
- Highly educated and skilled workforce
- Safe, family-friendly atmosphere with top-rated schools
- Abundance of retail and dining, including the famed Heritage District

This unique blend of economic strength and community focus has not gone unnoticed with Gilbert consistently earning top national rankings and accolades.



# FARRELL BUSINESS PARK

## RARE SMALL-BAY INDUSTRIAL

### DEMOGRAPHIC SUMMARY

1324 N Farrell Ct, Gilbert, Arizona, 85233

Ring of 1 mile

#### KEY FACTS

6,966

Population



2,462

Households

36.4

Median Age

\$101,592

Median Disposable Income

#### EDUCATION

3.9%

No High School Diploma



17.1%

High School Graduate



30.2%

Some College/  
Associate's Degree



48.9%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$125,245

Median Household Income



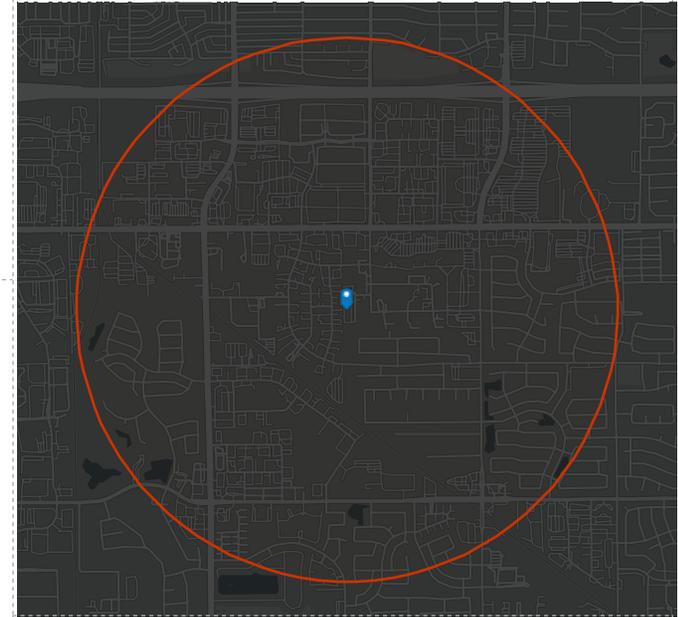
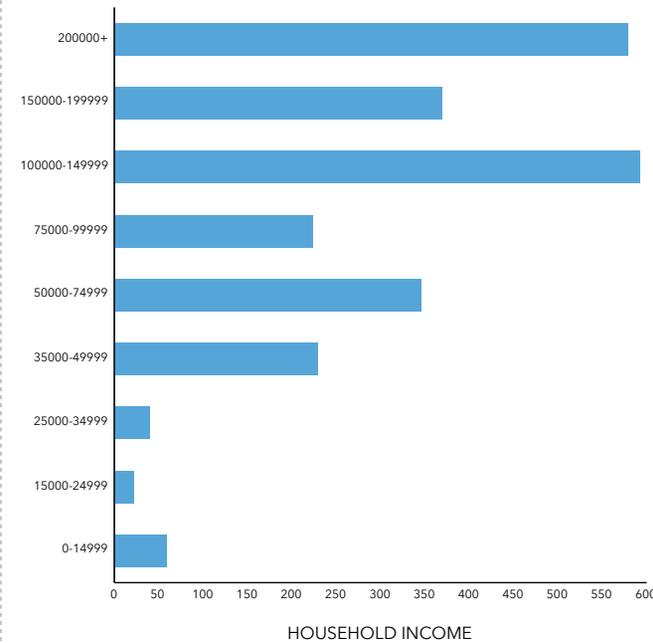
\$54,596

Per Capita Income



\$477,614

Median Net Worth



### EMPLOYMENT

71.4%

White Collar



21.1%

Blue Collar



9.3%

Services

3.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

**CRAIG TRBOVICH**  
D 480.522.2799  
M 602.549.4676  
ctrbovich@cpiaz.com

**COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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



FARRELL BUSINESS PARK

# RARE SMALL-BAY INDUSTRIAL

1324 N FARRELL CT. STE 105 | GILBERT, AZ 85233

EXCLUSIVELY REPRESENTED BY:

**CRAIG TRBOVICH**  
D 480.522.2799  
M 602.549.4676  
ctrbovich@cpiaz.com

 **COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.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. 00 00 00