

# AVAILABLE FOR LEASE

855 N Acacia Dr | Gilbert, AZ 85233

## A/C COOLED WAREHOUSE



## FREE STANDING BUILDING WITH YARD-HEAVY POWER



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC  
INTERNATIONAL

CORY SPOSI  
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## Property Features

Project Size **±8,114 SF**

Location **N Acacia Dr  
Gilbert, AZ 85233**

Zoning **858-02-03-04**

### All A/C Cooled Warehouses

Power (SRP) **Yard-Heavy Power**

Lease Rate **\$1.60 NNN**

## Location Benefits

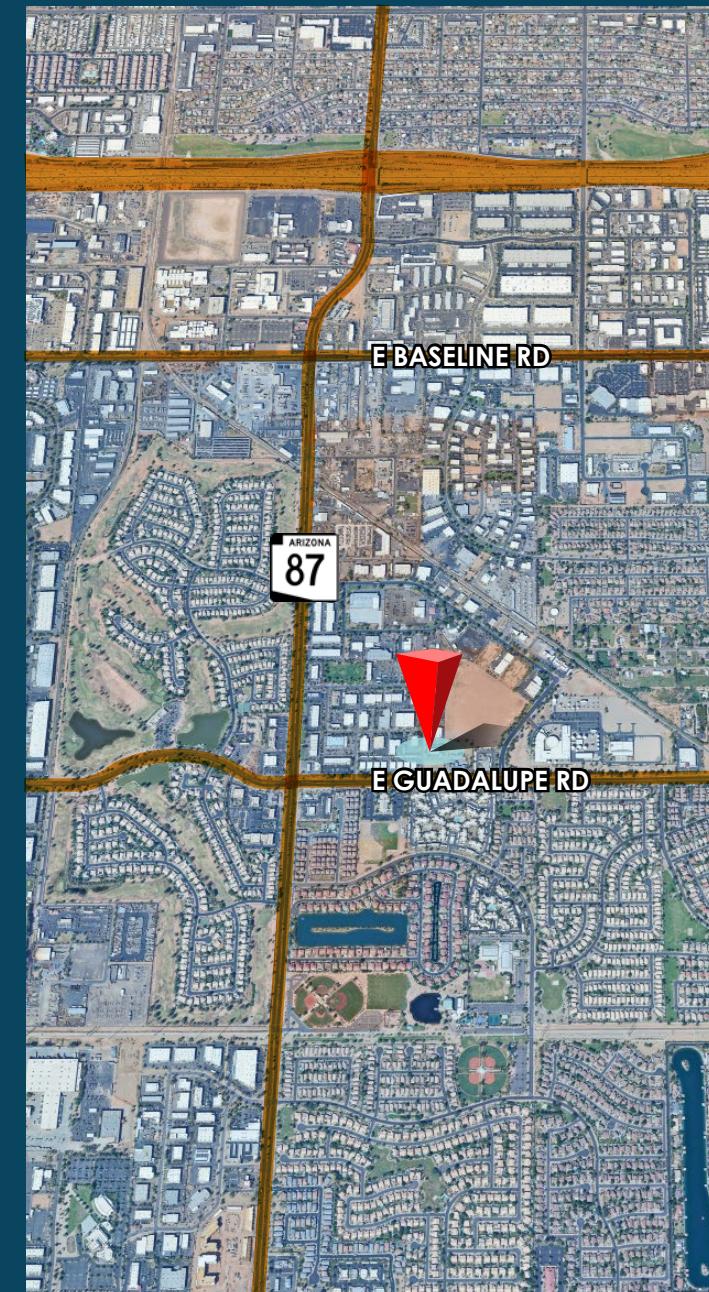
- Less than 1 mile from 60 FWY
- Less than 1 mile from E Baseline Rd
- Less than 20 minutes away from Phoenix Sky Harbor Airport

### Exclusive Contacts:

**THE LEROY  
BREINHOLT  
TEAM**

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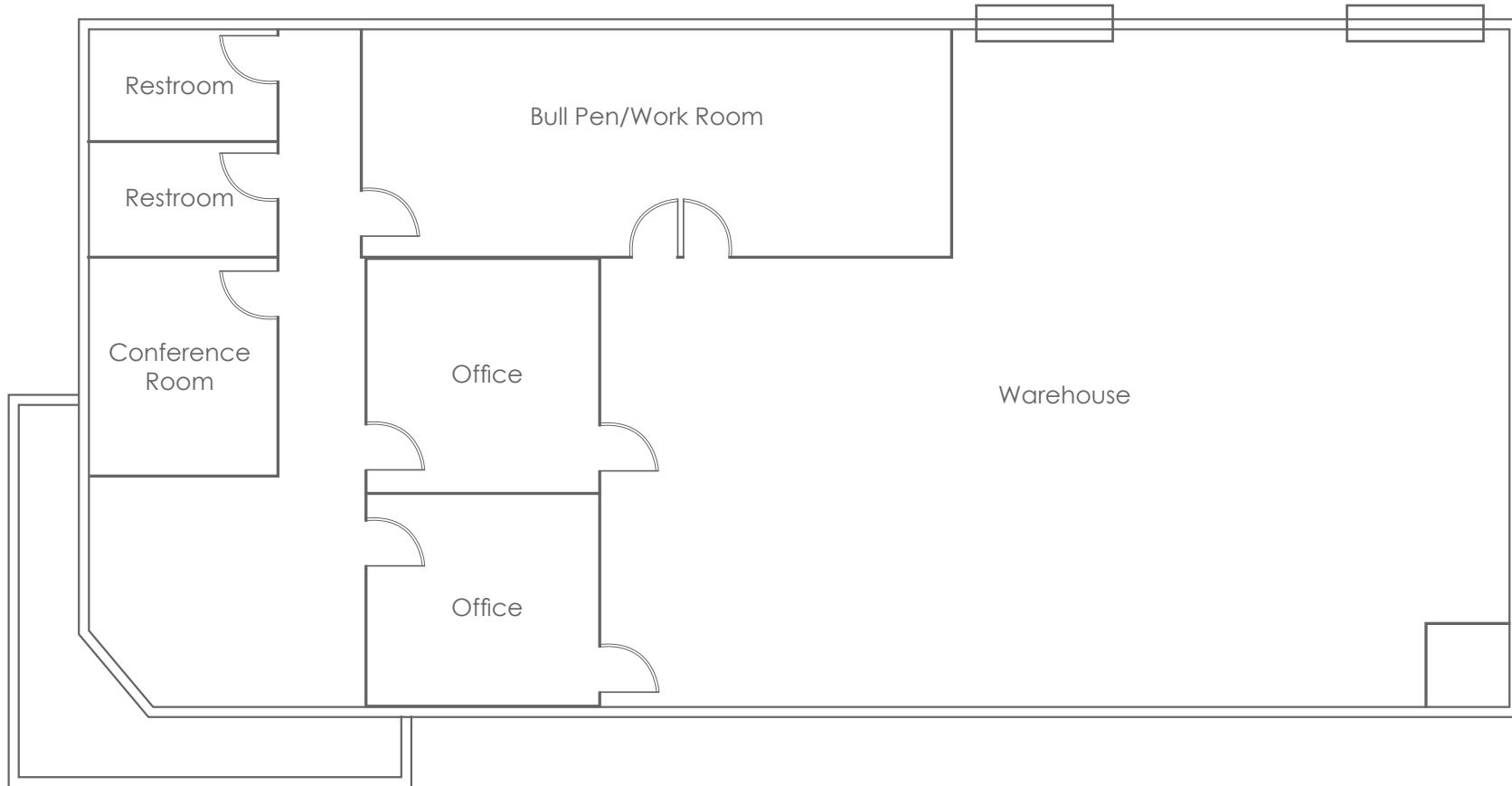


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## FLOOR PLAN



### BUILDING DETAILS:

- Warehouse:  $\pm 6,964$  SF
- Office:  $\pm 1,200$  SF
- Reception
- 2 Offices
- Conference Room
- Bullpen
- 2 Restrooms

# gilbert



## A GROWING HUB FOR BUSINESS & LIFESTYLE

Incorporated in 1920, Gilbert has evolved from a small town rooted in the Arizona Eastern Railway to one of the most sought-after suburbs in the Phoenix area. Once known as the “Hay Shipping Capital of the World,” the city now boasts a vibrant and diverse economy, with an increasingly dynamic commercial real estate market.

Gilbert is recognized as “Phoenix’s Coolest Suburb” and a “Top 5 Foodie Neighborhood in Metro Phoenix,” thanks to its nationally acclaimed downtown. The Heritage District, a centerpiece of Gilbert, offers over 30 restaurants, live theater, a farmers’ market, art walks, and a stunning collection of public art. In 2023, Architectural Digest named Gilbert one of the nation’s best hidden gem destinations for winter travelers, with high praise for its diverse activities and top-tier dining.

With a rich history, thriving cultural scene, and proximity to major Phoenix employment centers, Gilbert offers unique opportunities for businesses seeking to sublease space in a growing, vibrant community.

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