

4615 & 4635 E WARNER RD, GILBERT, AZ 85296

Industrial Land With 3 Contiguous Industrial Yards For Lease



4615 E Warner Rd, Suite 1

**±200 SF Office Space with Restroom &
±29,712 SF Industrial Fenced Yard**
(Yards Divisible to ±9,904 SF)

\$9,613.60/Month MOD GRS

(Includes Office Rent & Electric at \$700.00/Month)

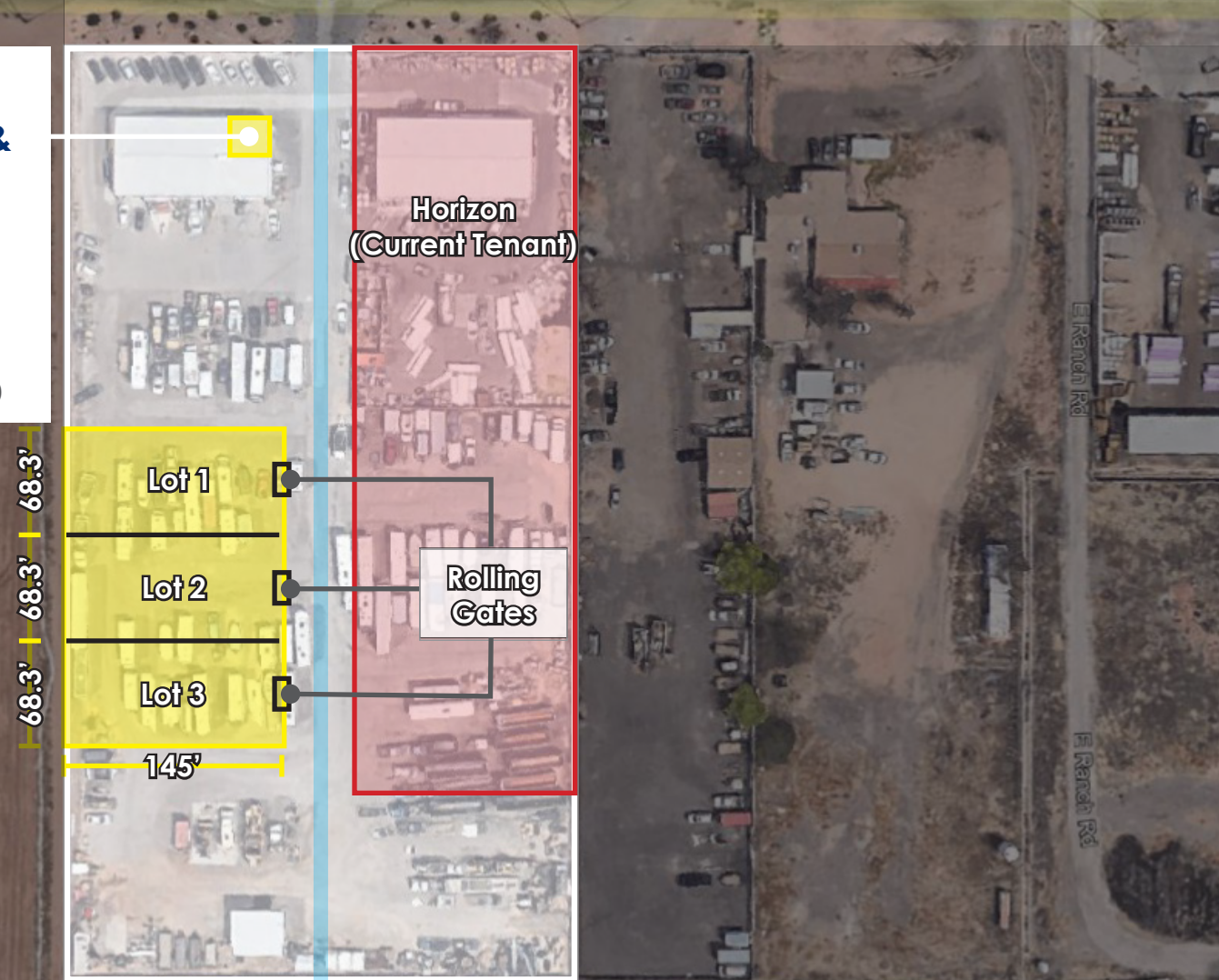
Lots Only: \$0.30/SF/Month

(Water & Light Electric Available on Lots at Tenant's Expense)

Yards
Divisible

Warner Rd

E Warner Rd



Lot 1

Lot 2

Lot 3

145'

Horizon
(Current Tenant)

Rolling
Gates

68.3'
68.3'
68.3'



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.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.

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CANNON BEACH (COMING SOON)

The 37-acre mixed-use development is anchored by Revel Surf, the first surf park development in the world to feature both a large traveling wave and a stationary rapid surf wave in one park.

In addition to the surf park, Cannon Beach will offer a four-story hotel, office buildings, and a co-working environment. The development will include a gym, experiential dining, retail shops, and various community spaces such as fire pits, water features, cabanas, splash pads, and outdoor games that are sure to make Cannon Beach a choice lifestyle destination in Mesa, AZ.

GILBERT GATEWAY TOWNE CENTER

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Industrial Land Trust With 3 Contiguous Industrial Yards For Lease



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