

INDUSTRIAL FLEX BUILDING (17,535 SF) FOR SALE IN GILBERT – OPPORTUNITY ZONE

701 N GOLDEN KEY ST | GILBERT, AZ 85233



Building Divisible –
Two Separate
Reception Areas

FOR SALE

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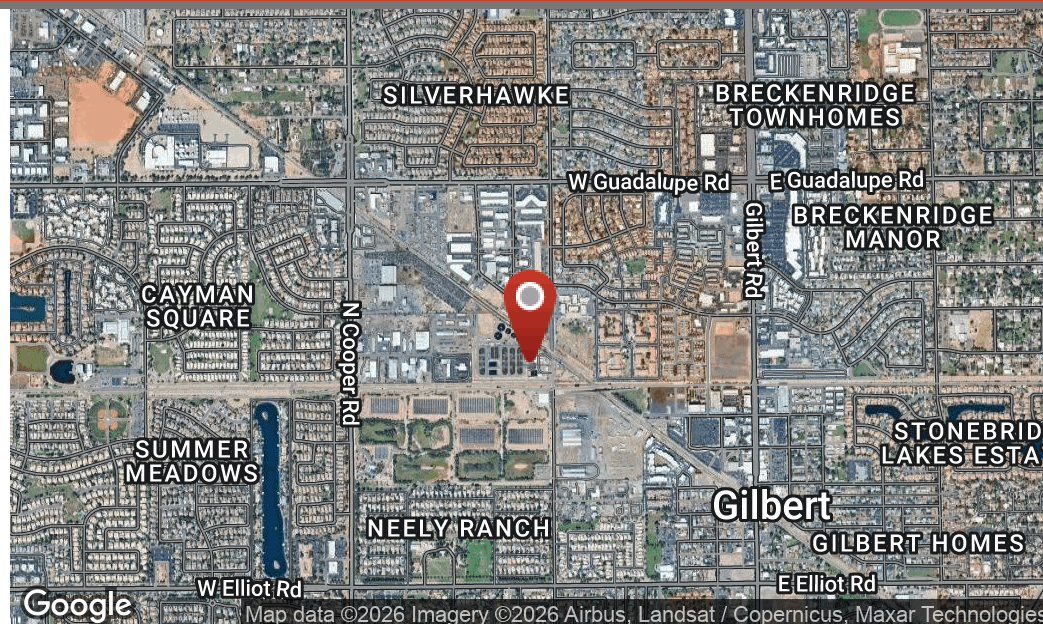
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3333 E Camelback Rd., Ste 252
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FOR SALE

**OFFERING SUMMARY**

Sale Price:	\$3,670,000
Price / SF:	\$209
Zoning:	LI
Lot Size:	1.2 Acres
Year Built:	1982 (Rebuilt in 2009)
Building Size:	17,535 SF
APN:	302-15-062B
Renovated:	2009

PROPERTY OVERVIEW

This ±17,535 SF industrial flex building sits on a 1.19-acre parcel, zoned Light Industrial by the City of Gilbert. Ideally located just south of Guadalupe Road—between Cooper Road and Gilbert Road—and only minutes from US-60, the site offers convenient access to major transportation corridors. Rebuilt in 2009, the property features modern construction, 100% HVAC coverage, fully sprinklered throughout, abundant power capacity and clear heights ranging from 10 to 12 feet, making it well-suited for data center, technology, or light industrial users. Approximately 20% of the building (±3,513 SF) is dedicated to well-appointed office space, creating a professional and functional environment for operations. The current layout is ideal for a single owner-user or easily adaptable for multi-tenant occupancy, providing excellent flexibility for a variety of business needs.

PROPERTY HIGHLIGHTS

- 100% HVAC, Ample Power, and Secure / Paved Yard
- Conveniently located in the Southeast Valley with easy access to US 60
- Light Industrial Zoning Providing Flexibility for Industrial Uses

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RECENTLY REBUILT / RENOVATED INDUSTRIAL FLEX BUILDING FOR SALE - GILBERT

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FLEXIBLE BUILDING WITH OFFICE, PRODUCTION SPACE, AND SECURE YARD

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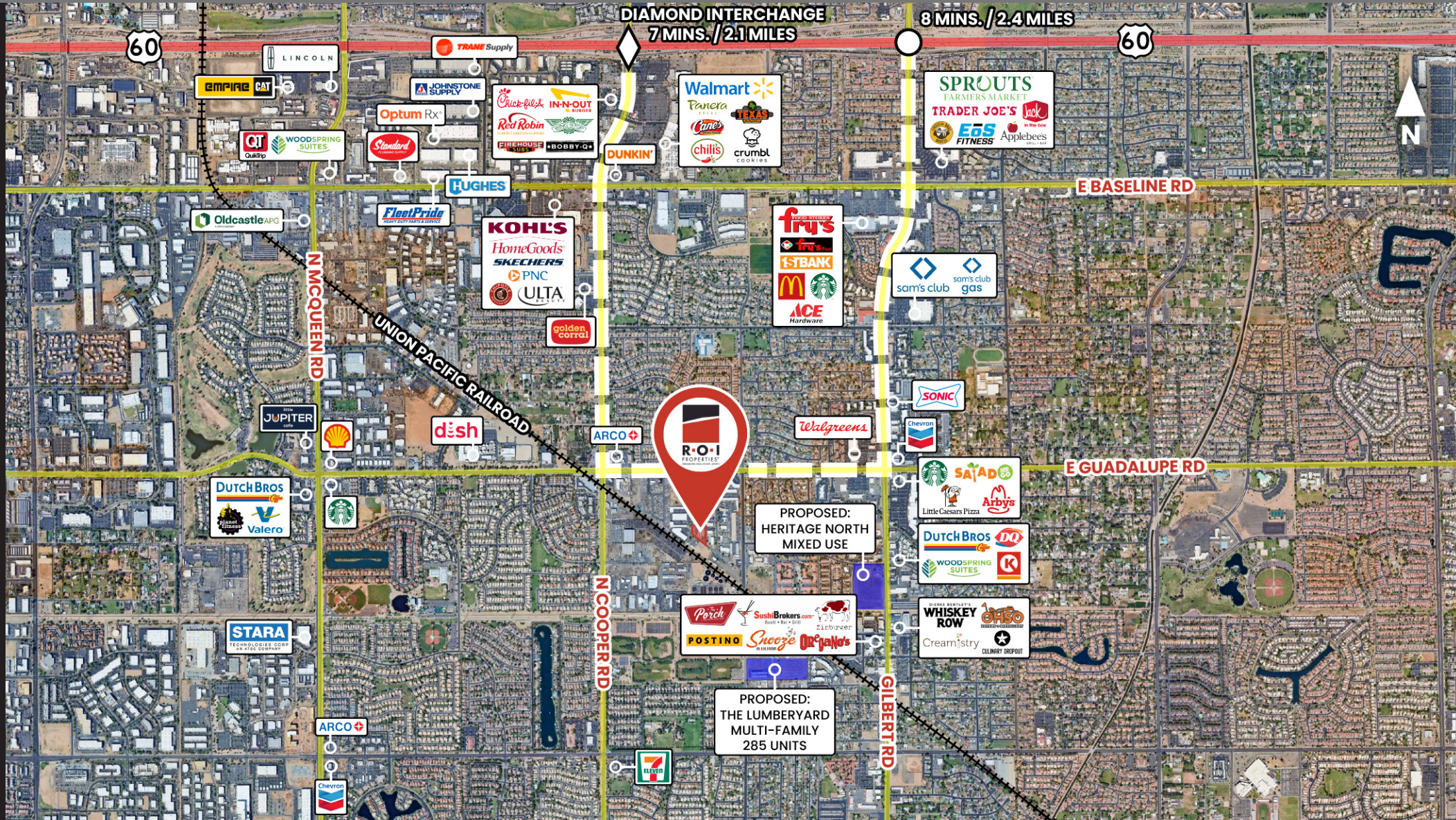
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NEARBY INDUSTRIAL BUSINESSES, RESTAURANTS, CONVENIENCE

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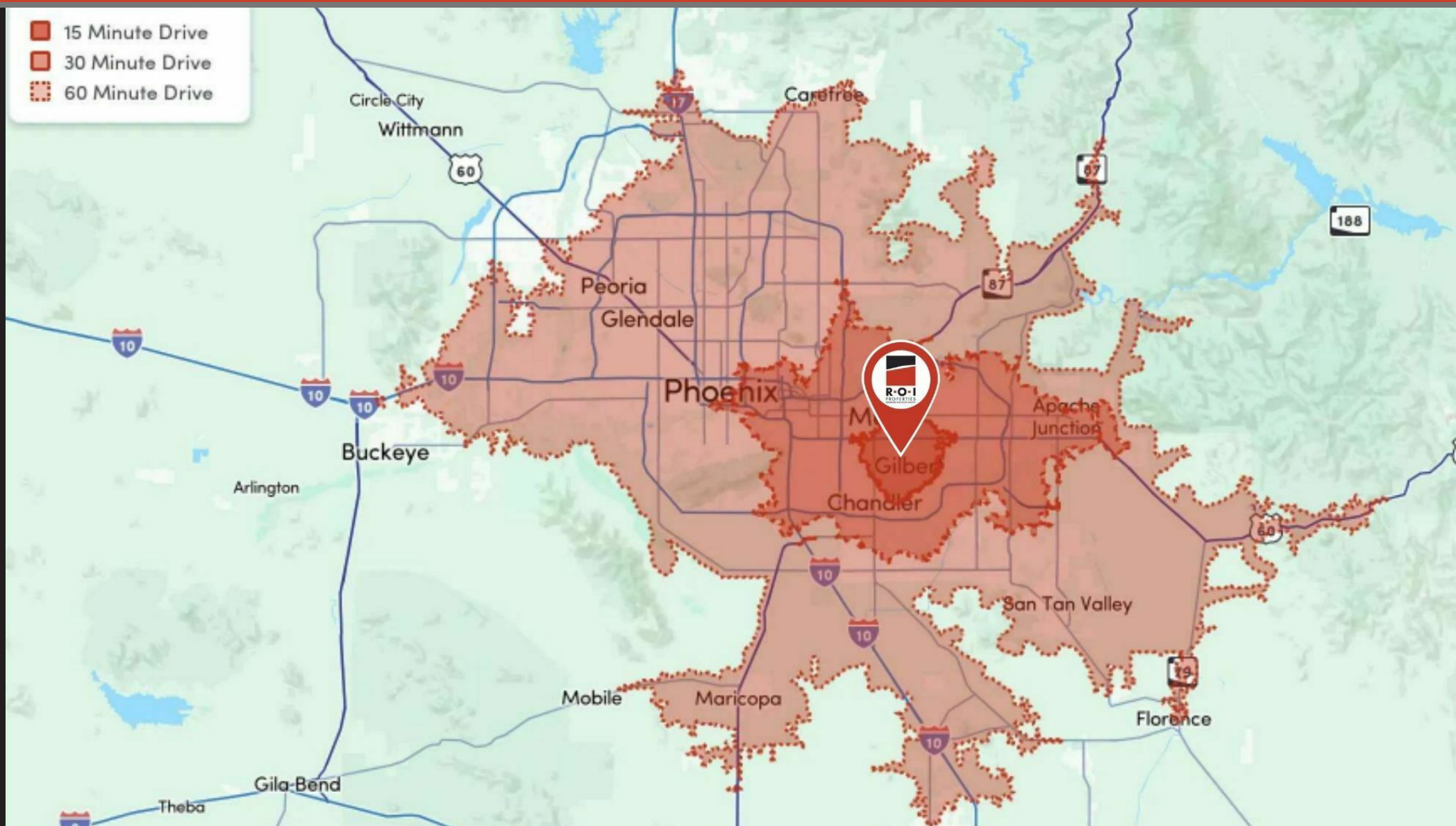
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CLOSE TO MAJOR TRANSIT (US 60) MAKING COMMUTES EASY

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