

~~*\$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**

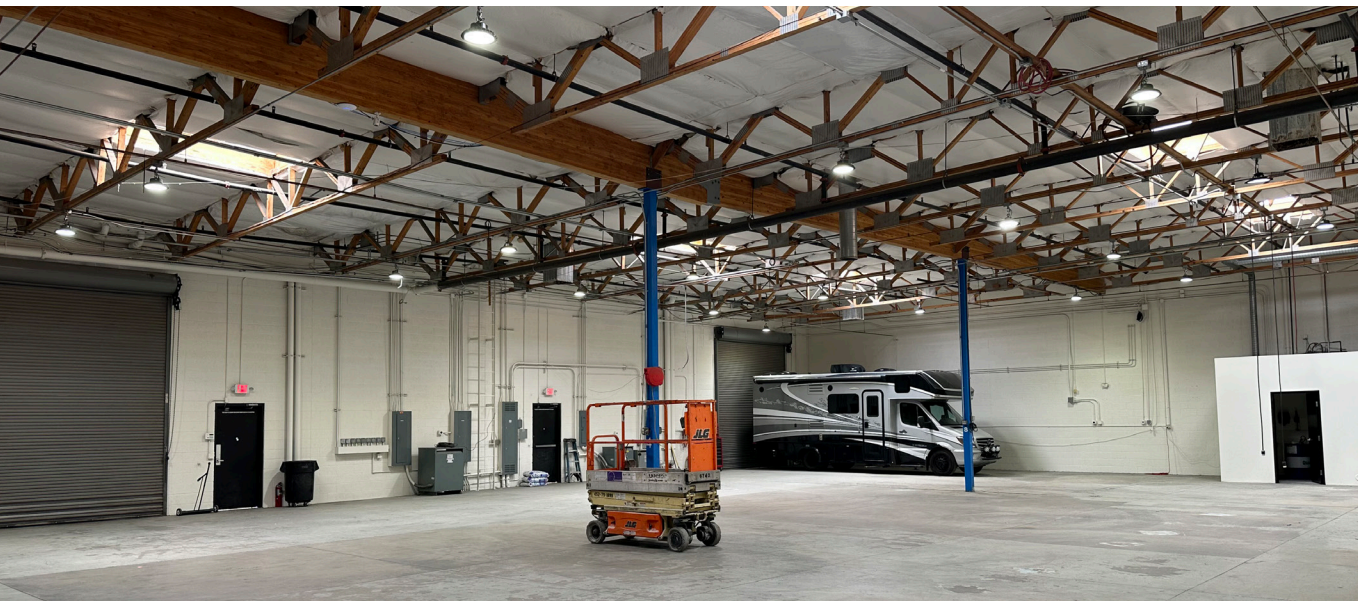
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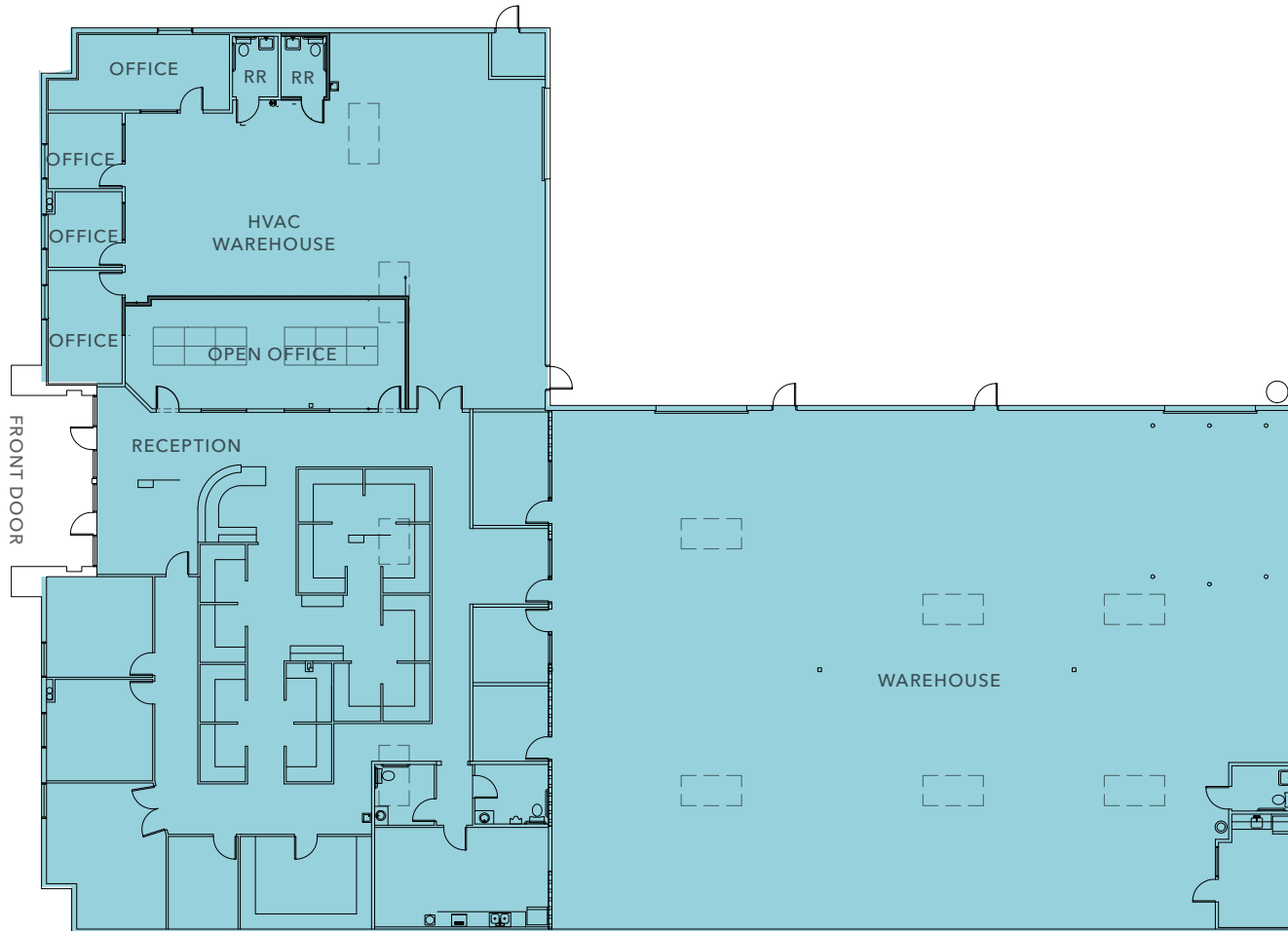
*±15,033 SF industrial building, fenced yard, in a prime location in Gilbert.*

|               |                                                   |
|---------------|---------------------------------------------------|
| ADDRESS       | 1429 W Scott Ave,<br>Gilbert, AZ 85233            |
| BUILDING SIZE | ±15,033 SF                                        |
| OFFICE SIZE   | ±6,000 SF                                         |
| POWER         | ±1,000 Amps 277/480<br>(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*  
1,000 AMPS, 277/480  
(to be verified by Tenant)

*NNN's*  
±\$0.14/SF

# EXISTING FLOOR PLAN - OPTION #1

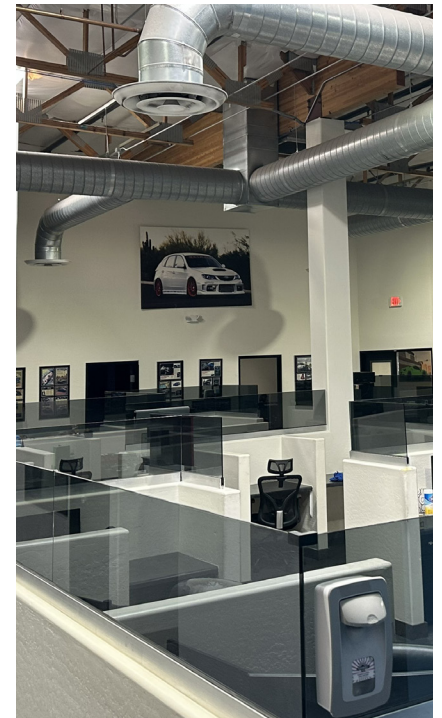


Floor Plan is Not to Scale

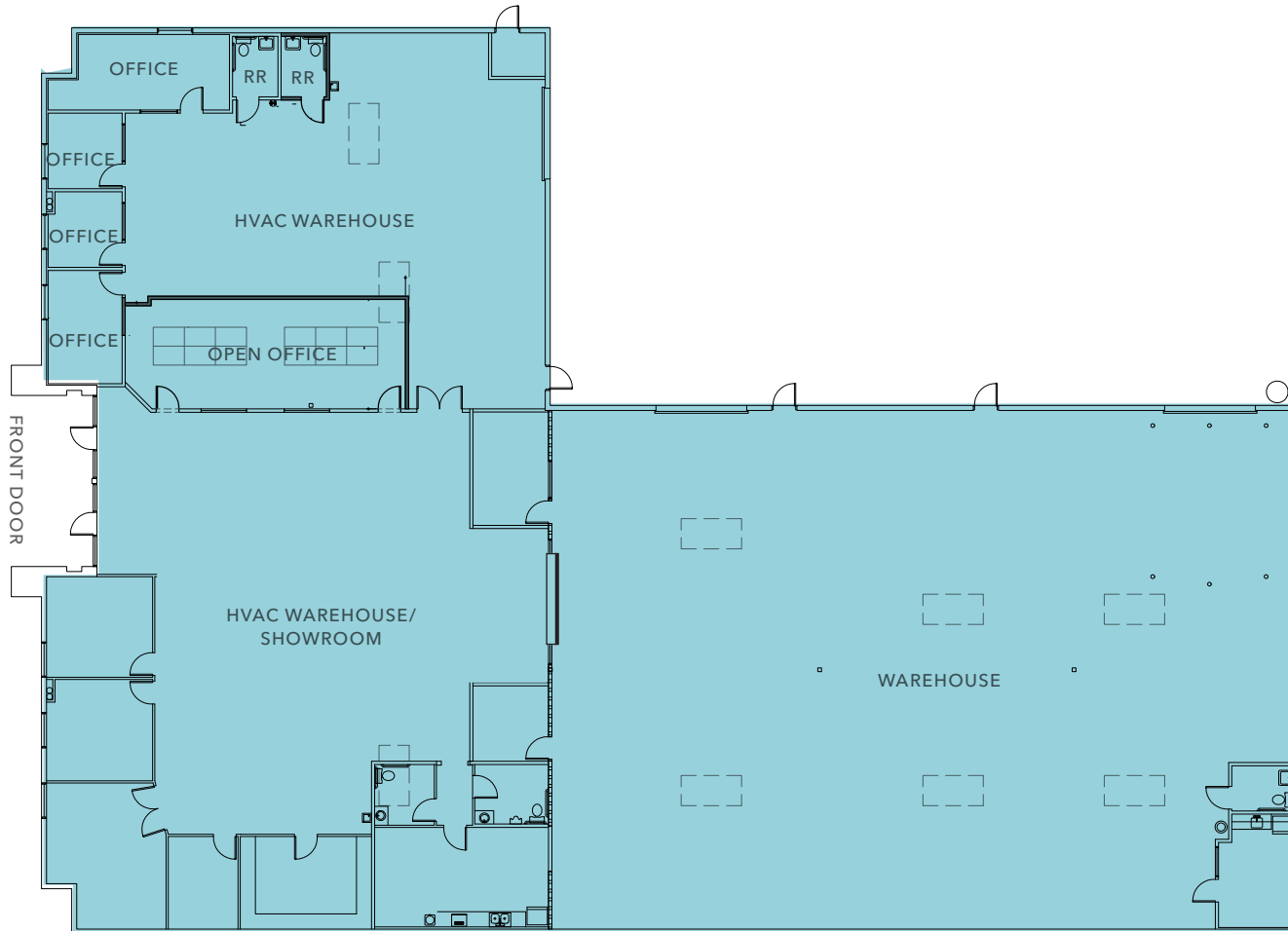
AVAILABLE FOR LEASE

*±15,033 SF*  
BUILDING SIZE

*±6,000 SF*  
OFFICE SIZE



# CONCEPTUAL FLOOR PLAN - OPTION #2



Floor Plan is Not to Scale

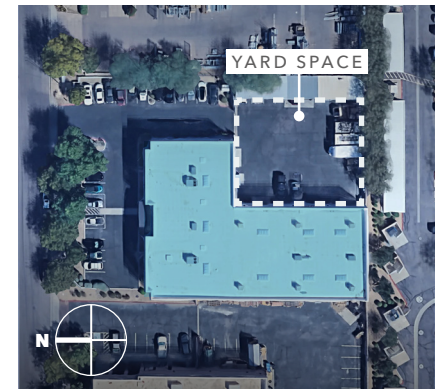
AVAILABLE FOR LEASE

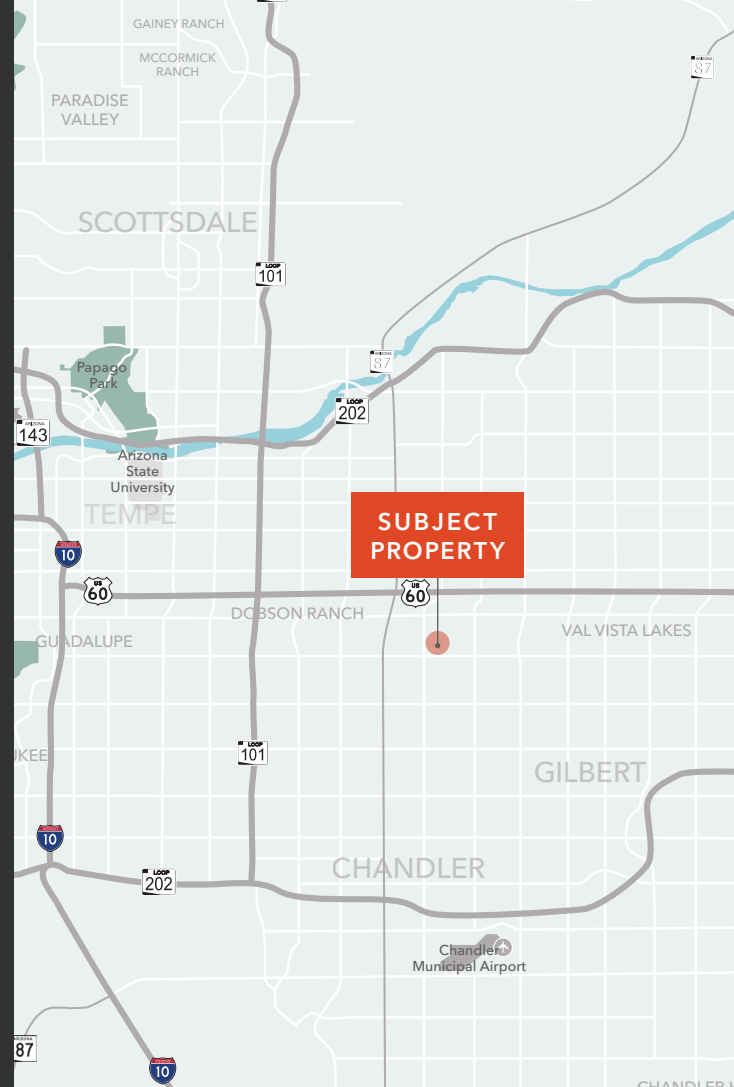
*±15,033 SF*

BUILDING SIZE

*TI OPTION*

FOR MORE WAREHOUSE SPACE





## 1429 W SCOTT AVE

*For more information on  
this property, please contact*

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