

1503 W SAN PEDRO ST

GILBERT, AZ 85233



68,790 SF Industrial Building For Sublease

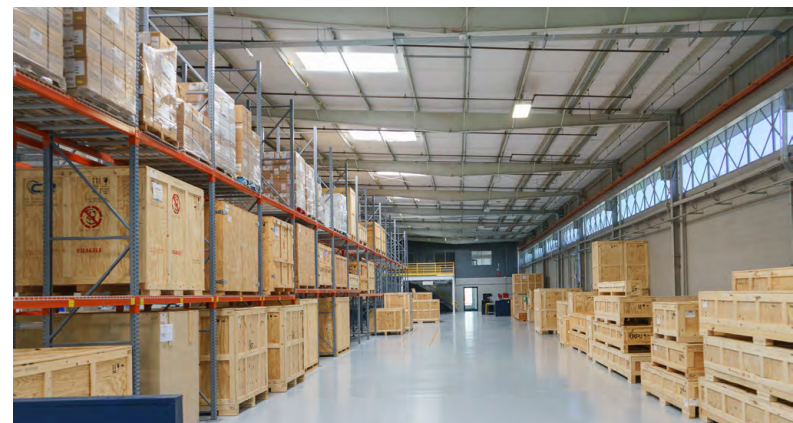


**BELOW MARKET SUBLEASE RATE -
\$0.95/SF NNN**



1503 W SAN PEDRO ST / GILBERT, AZ 85233

Sublease Overview



Rental Rate
\$0.95/SF NNN



Master Lease Expiration
4/30/2028

Features

68,790 SF
Space Available

24-26'
Clear Height

3,500 amps
Power

±20,000 SF
Two-Story Office Space

100% HVAC
Cooling

LI, Gilbert
Zoning



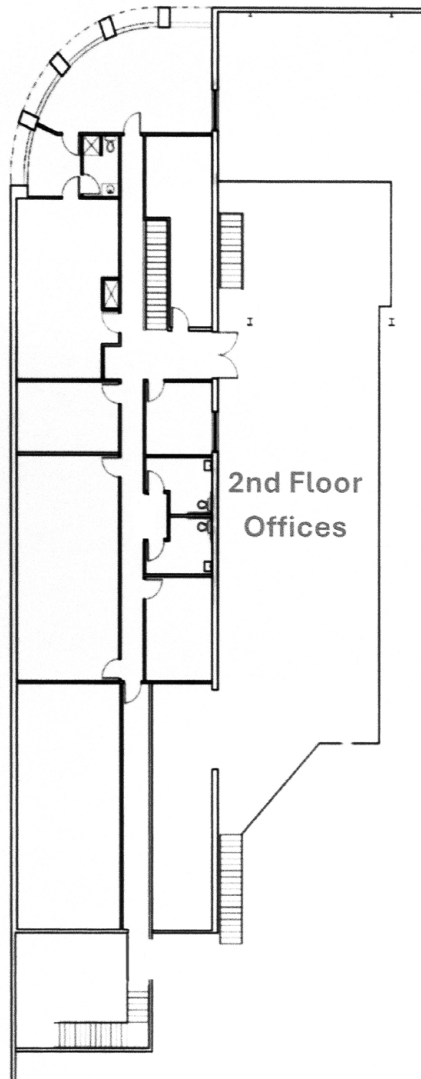
Site Features



ELECTRICAL DISTRIBUTION AND COMPRESSED AIR THROUGHOUT WAREHOUSE



Floor Plan



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Location

Overview

Situated in Gilbert's established North Gilbert industrial corridor, 1503 W San Pedro St offers a strategic Southeast Valley location with excellent regional connectivity. The property benefits from direct access to U.S. 60 and S.R. 87, connecting tenants to the greater Phoenix metropolitan area. The surrounding San Pedro Street corridor is home to an active mix of light industrial, manufacturing, and contract manufacturing users, reflecting the area's long-standing appeal for warehouse, distribution, and production tenants.

Corporate Neighbors

Sigler

dish

ORKIN

carter's

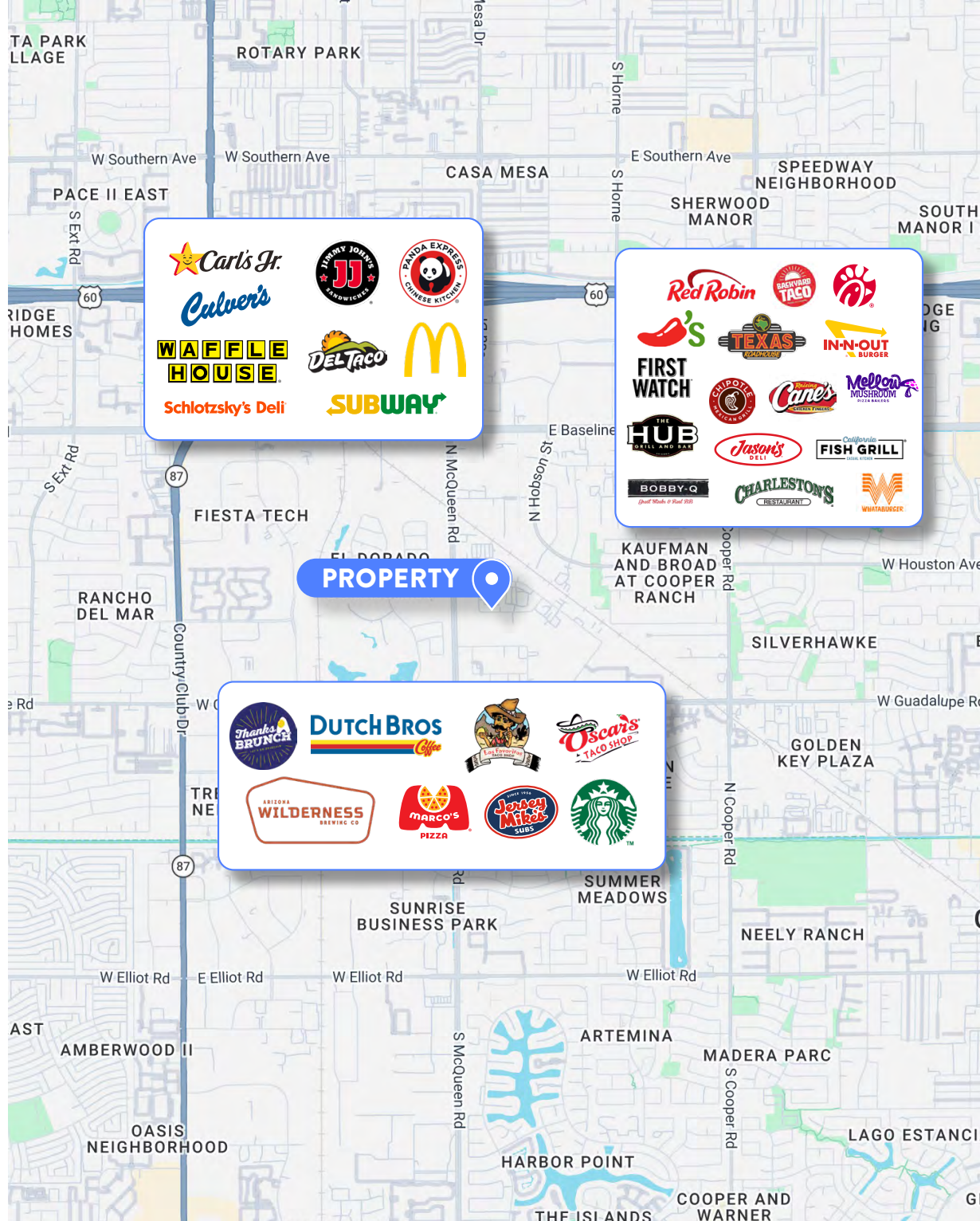
NORTHROP
GRUMMAN

► Benchmark

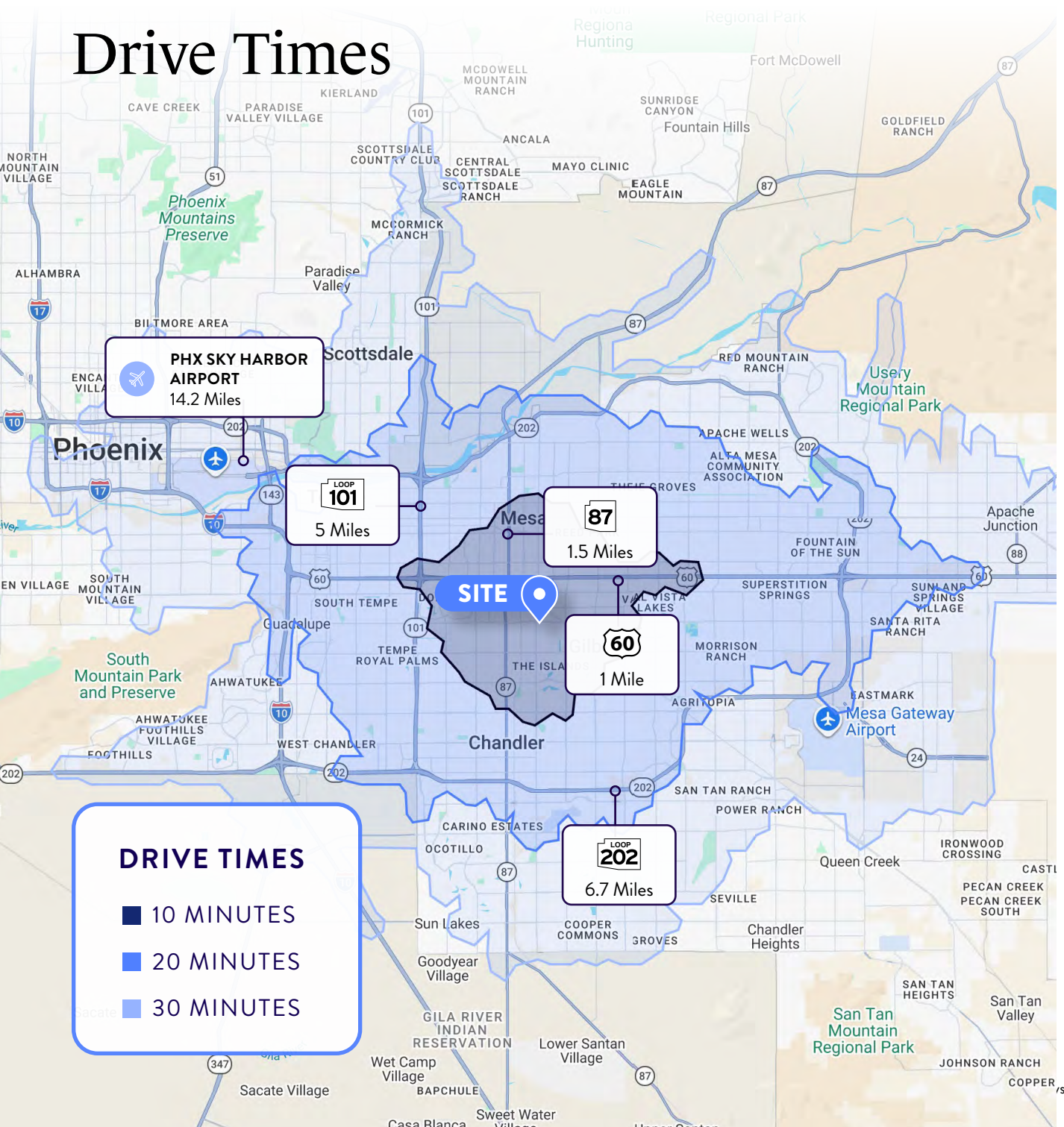
TERMINIX

Orbital ATK

SMART
START



Drive Times



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