

RENOVATIONS UNDERWAY

\$1.00 /SF NNN* (First Year)



New asphalt parking lot



New roof recoat



New exterior paint



26,923-41,673 SF FLEX INDUSTRIAL - FOR LEASE

2065 WEST OBISPO AVENUE, GILBERT AZ 85233

SUITE 101



EXCLUSIVELY LISTED BY:

JAY KREW

M (602) 768-3704

D (480) 887-0638

jay.krew@orionprop.com

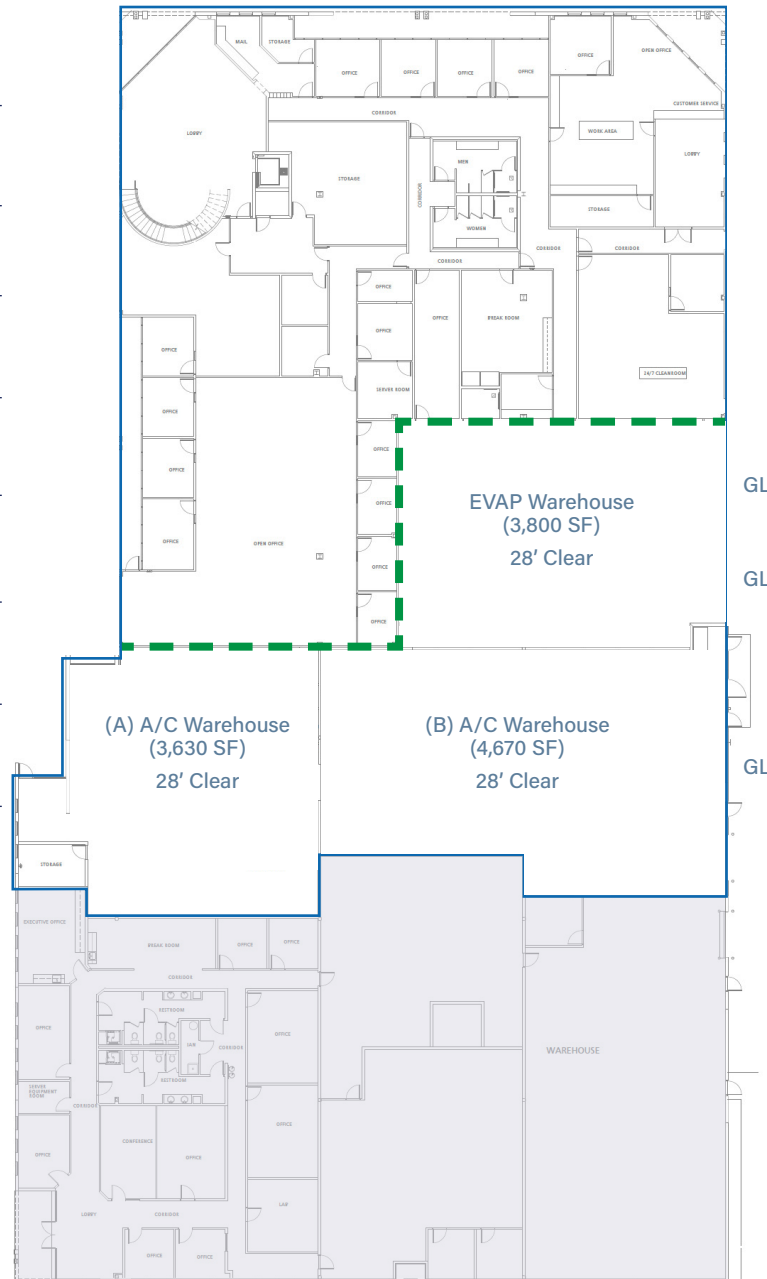
EXISTING LAYOUT

AVAILABLE: SUITE 101

1st Office SF:	14,826 SF
EVAP Warehouse:	3,800 SF
(A) A/C Warehouse SF:	3,630 SF
(B) A/C Warehouse SF:	4,670 SF
Suite 101 Total SF:	26,923 SF
Suite 201/202 Total SF:	14,750 SF
Suite 101 & 201/202 Total SF:	41,673 SF

- Grand Lobby and Reception Area
- Integrated Smart Technology throughout the Building
- Private Lounge & Recreation Areas
- Collaborative Meeting and Conference Rooms
- Ample Parking
- Floor Plan Designed to Support Modern Business Operations

FIRST FLOOR - SUITE 101



SECOND FLOOR - SUITE 201/202

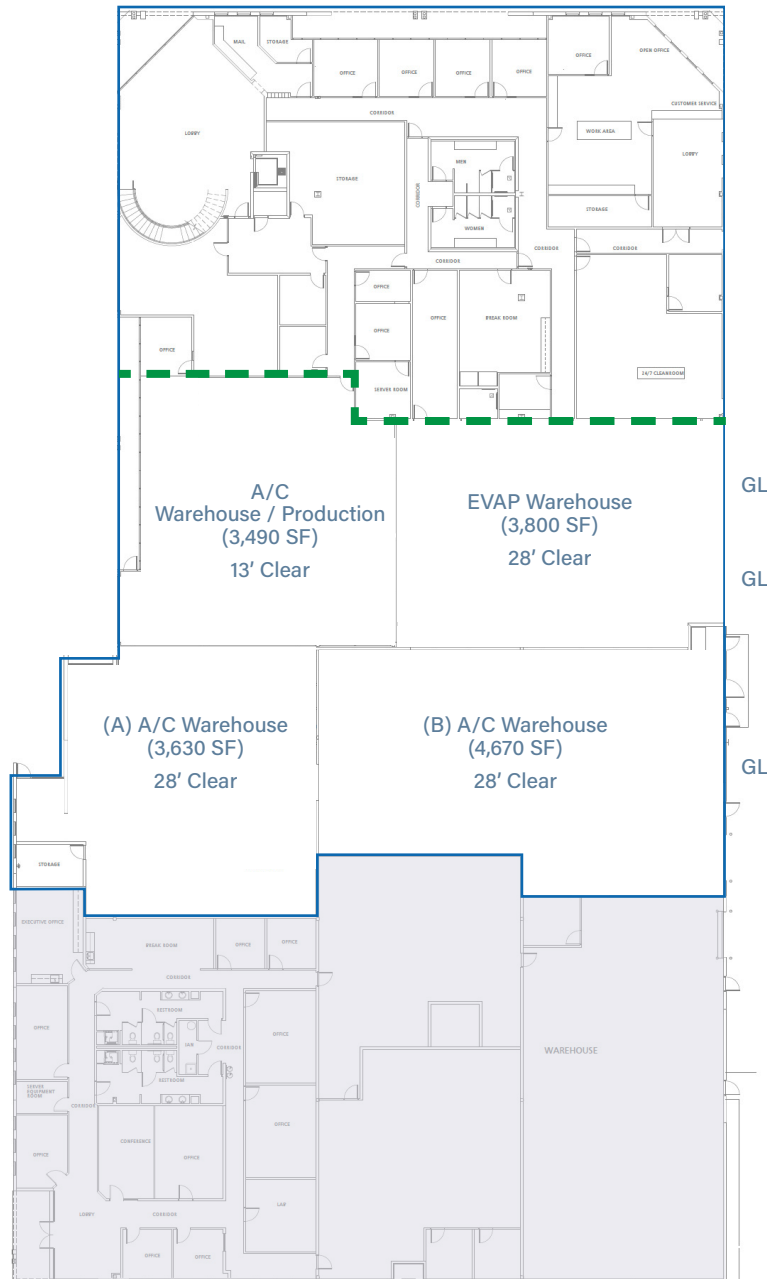


PROPOSED LAYOUT 1

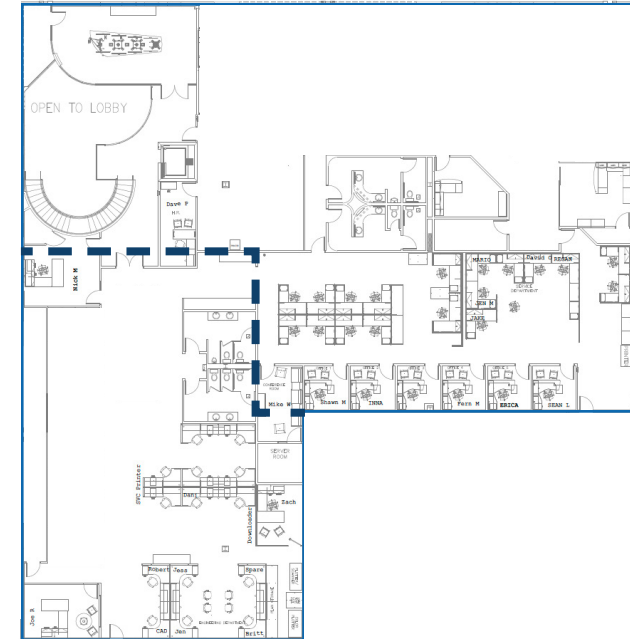
AVAILABLE: SUITE 101

1st Office SF:	11,333 SF
EVAP Warehouse:	3,800 SF
(A) A/C Warehouse SF:	3,630 SF
(B) A/C Warehouse SF:	4,670 SF
A/C Warehouse / Production:	3,490 SF
Suite 101 Total SF:	26,923 SF
Suite 201/202 Total SF:	14,750 SF
Suite 101 & 201/202 Total SF:	41,673 SF

FIRST FLOOR - SUITE 101



SECOND FLOOR - SUITE 201/202

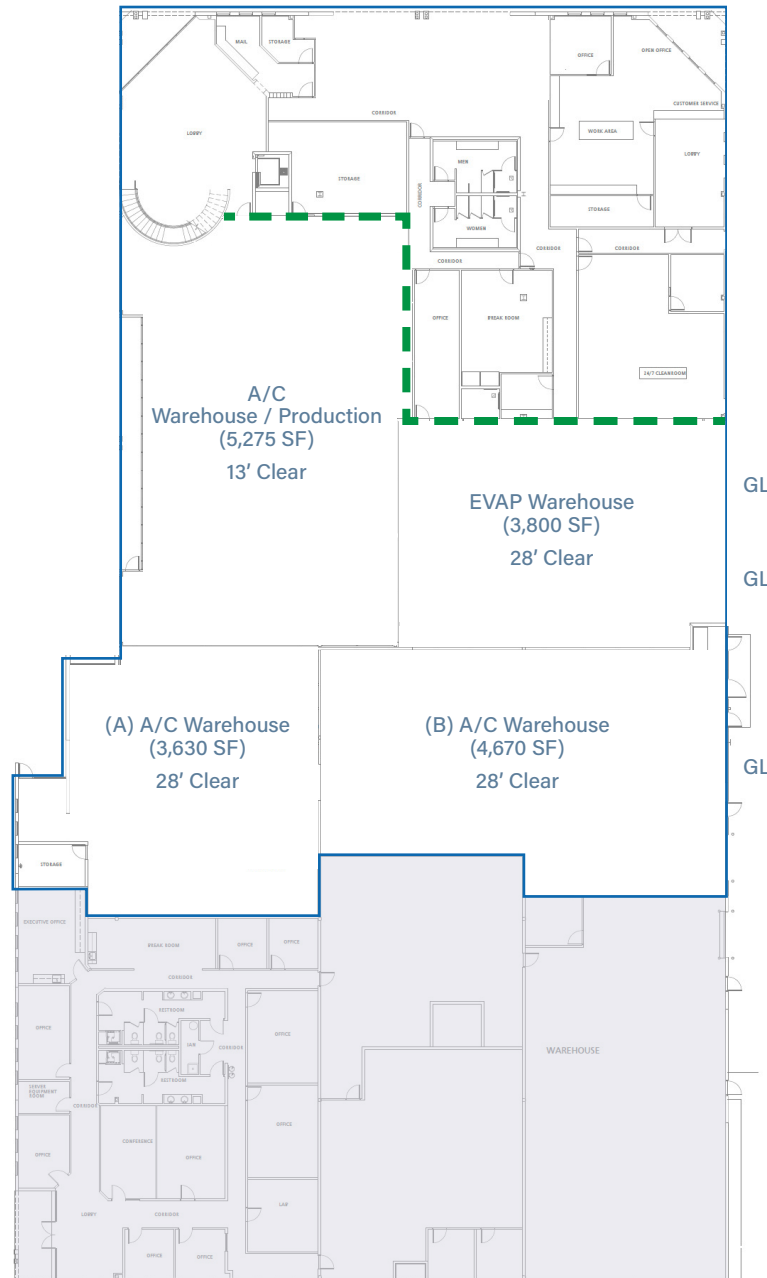


PROPOSED LAYOUT 2

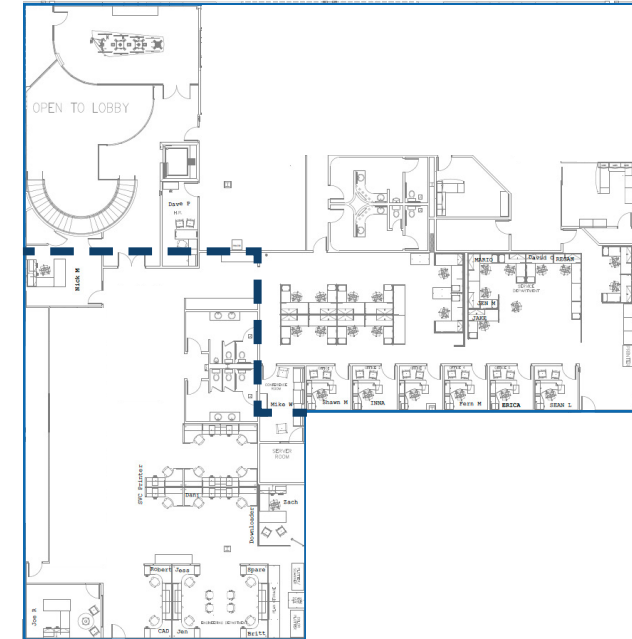
AVAILABLE: SUITE 101

1st Office SF:	9,548 SF
EVAP Warehouse:	3,800 SF
(A) A/C Warehouse SF:	3,630 SF
(B) A/C Warehouse SF:	4,670 SF
A/C Warehouse / Production:	5,275 SF
Suite 101 Total SF:	26,923 SF
Suite 201/202 Total SF:	14,750 SF
Suite 101 & 201/202 Total SF:	41,673 SF

FIRST FLOOR - SUITE 101



SECOND FLOOR - SUITE 201/202





ORION Investment Real Estate

7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251

JAY KREW

Senior Vice President
M (602) 768-3704
D (480) 887-0638
jay.krew@orionprop.com

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.