



Gilbert Gateway Commerce Park

4465 E Nunneley Rd, Gilbert, AZ 85296



±116,934 SF
available space



32 ft
clear height



3,600 Amps, 277/480v (SES)
power



Class A
industrial



Immediate
availability



Available Space

4465 E. Nunneley Road, Suite 101

±116,934 SF

±3,721 SF Office

±32' Clear Height

Evap Cooled Warehouse with HVLS Fans (Will Convert to 100% AC)

Power: 3,600 amps 277/480v (SES)

5 Grade Level Loading Doors
(End cap is 22' x 14')

28 Dock High Doors All with Edge of
Dock Levelers

±34 Box Truck Stalls (10' x 39')

±150' Secured Truck Court
(non-shared)

Available Immediately

Property Features



±416,574



ESFR



Dock High Doors
and



28'-32'



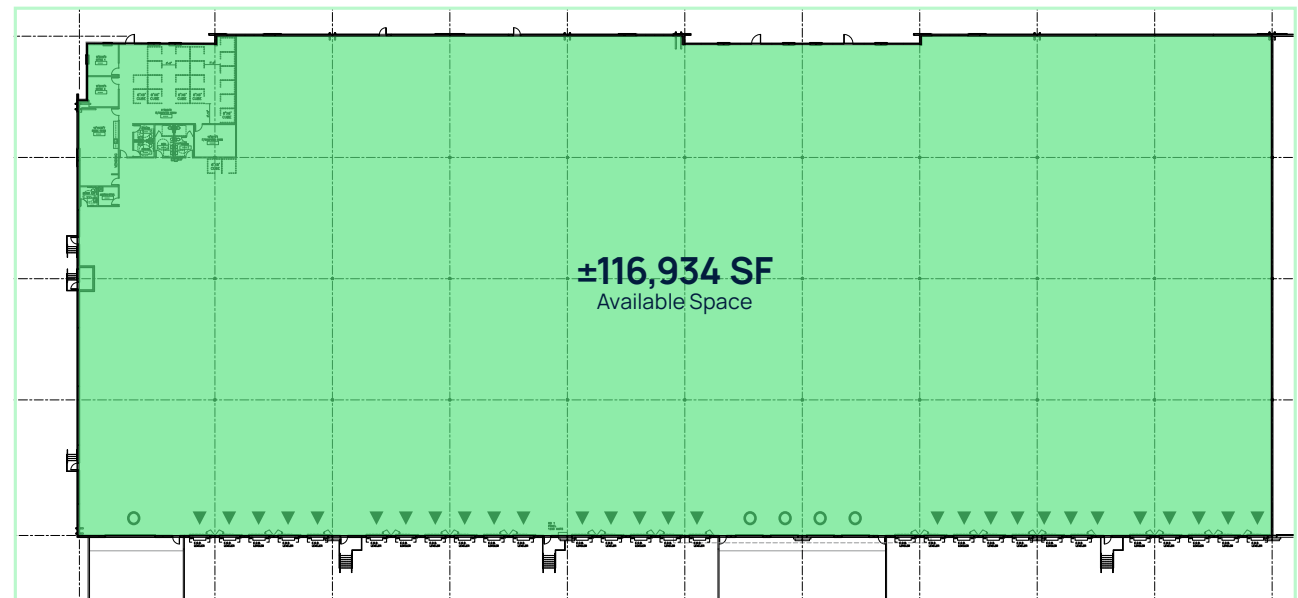
R-38
Insulation (Insulated
Grade & Dock High
Doors)



60'
Pylon Signage



4465



▲ Dock High Doors

○ Ground Level Doors





Location Highlights

Immediate Access to Full-Diamond Interchange at Loop 202 & Power Road

±2-Minute Drive to Gilbert Gateway Towne Center Regional Retail Power Center (800,000 SF of Retail Amenities & Services)



Why Gilbert

25 Minute Average Commute for Gilbert Residents

Two Airports Serving International Markets

34 Million Consumers within a Half-Day Truck Haul

AAA Current Bond Rating

Public Transit - Bus Line Link to Valley Rail Lines

Proven Track Record

Of Marq Logistics



Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

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