

# PG 202

POWER GATEWAY

PHASE I

FOR LEASE

FOUR INDUSTRIAL BUILDINGS COMPRISING ±266,382 SF  
VISIBILITY & SIGNAGE ON WARNER ROAD

DIVISIBLE TO ±16,966 SF

BUILDING A: **FULLY LEASED**

BUILDING B: ±16,966 SF

BUILDING C: ±64,424 SF

BUILDING D: **FULLY LEASED**



**nuveen** Hopewell  
REAL ESTATE DEVELOPMENT

BUILDING A: 4521 E WARNER RD    BUILDING C: 4527 E WARNER RD  
BUILDING B: 4525 E WARNER RD    BUILDING D: 4531 E WARNER RD

GILBERT, AZ

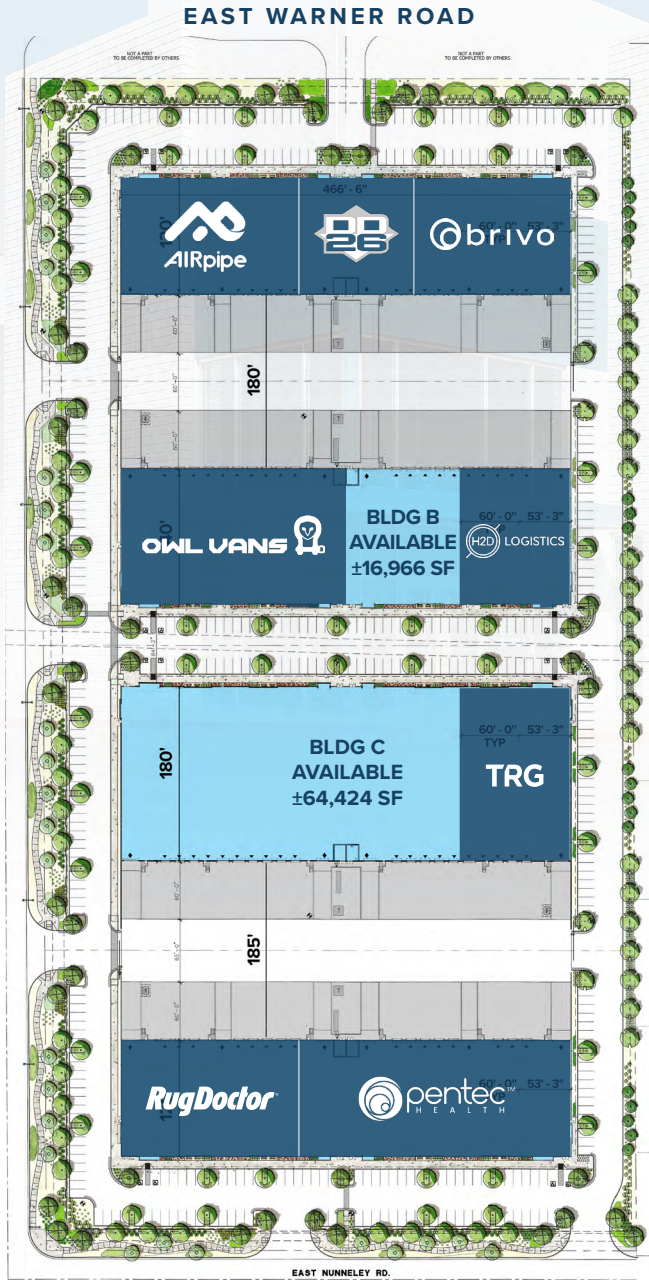
**CBRE**



# SITE PLAN

■ LEASED  
■ AVAILABLE

SOUTH SWAN DRIVE



SITE PLAN NOT TO SCALE  
ALL MEASUREMENTS ARE APPROXIMATE

EAST NUNNELEY ROAD

## SITE PLAN FEATURES

	AVAILABLE	DIVISIBLE TO	CLEAR HEIGHT	DOORS	POWER
<b>BUILDING A</b> 4521 E WARNER RD	LEASED	N/A	±28'	4 Grade 16 Dock High	3,000 Amps 277/480 v SES
<b>BUILDING B</b> 4525 E WARNER RD	±16,966 SF 100% A/C	N/A	±28'	1 Grade 5 Dock High	2,000 Amps 277/480 v SES
<b>BUILDING C</b> 4527 E WARNER RD	±64,424 SF	±20,892 SF	±32'	3 Grade 16 Dock High	3,000 Amps 277/480 v SES
<b>BUILDING D</b> 4531 E WARNER RD	LEASED	N/A	±28'	4 Grade 16 Dock High	3,000 Amps 277/480 v SES

## PROPERTY FEATURES

- ▶ 1/4 Mile To Full Diamond Interchange At Power Road And Loop 202 Freeway
- ▶ Warner Road Frontage, Visibility, And Signage Opportunities
- ▶ ±3,166 Sf Office In End Cap Spaces For Building C
- ▶ Led Lighting
- ▶ R-38 Insulation
- ▶ Esfr Sprinklers
- ▶ Gated Truck Courts
- ▶ Heavy Power
- ▶ End Cap Spaces Have 16' X 14' Grade Level Loading Doors
- ▶ 1.6/1000 Parking



# BUILDING B | ±16,966 SF AVAILABLE



## HVAC



## ±1,986 SF

SPEC OFFICE DESIGNED



## 2,000

AMPS AVAILABLE



## ±28'

CLEAR HEIGHT

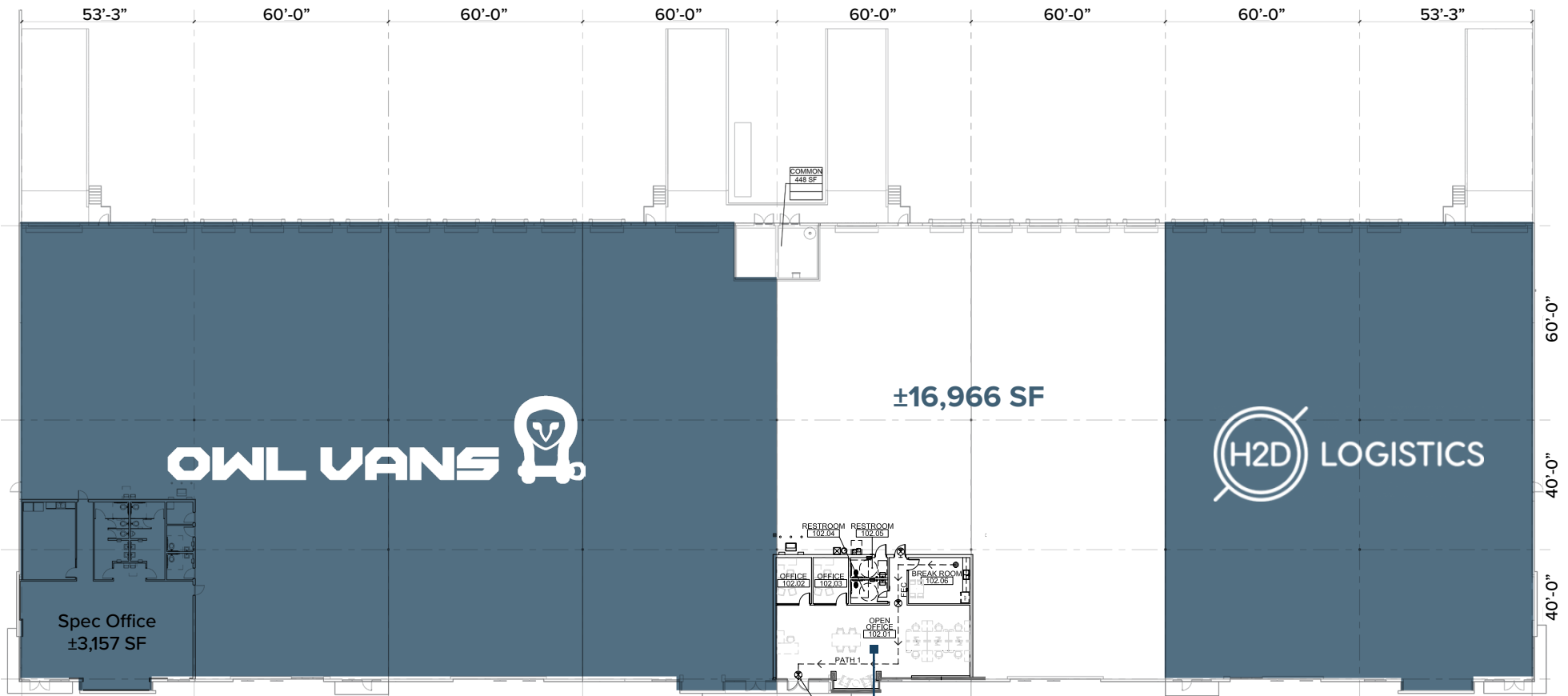


## DOORS

1 GRADE  
5 DOCK HIGH



## VIRTUAL TOUR



Spec Office  
±1,986 SF

SUITE 102  
Permitted (Not  
Constructed)



SITE PLAN NOT TO SCALE  
ALL MEASUREMENTS ARE  
APPROXIMATE

# BUILDING C | ±64,424 SF AVAILABLE



**±3,166 SF**

SPEC OFFICE AVAILABLE



**3,000**

AMPS AVAILABLE



**±32'**

CLEAR HEIGHT

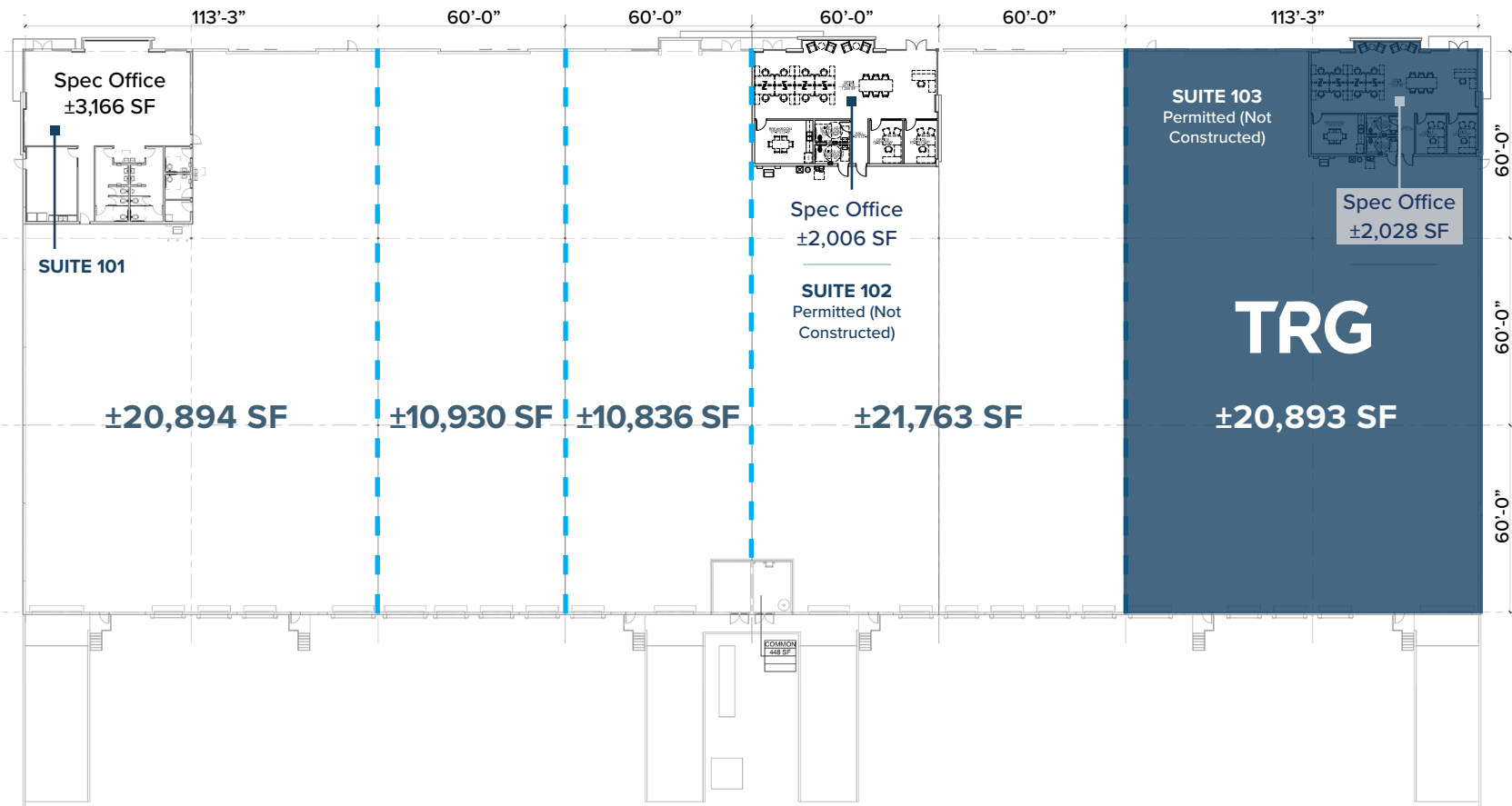


**DOORS**

3 GRADE  
16 DOCK HIGH



**VIRTUAL  
TOUR**



SITE PLAN NOT TO SCALE  
ALL MEASUREMENTS ARE  
APPROXIMATE

# AREA INFORMATION



Target, The UPS Store, Bank of America, Applebee's, SUBWAY, Wendy's, Jersey Mike's Subs, Chick-fil-®, Starbucks, Rubio's, native grill & wings, Ono Hawaiian BBQ, Yee's

Arizona 24, Loop 202, Dexcom, Electra Meccanica, Potato Barn, PhxMesa Gateway Airport, Roberts Tire Sales, Inc., Johnstone Supply, ABC Supply Co. Inc., Sigler, Lennox, DPR Construction, Best Western, Rosendin, American Industrial Warehouse, Horizon, SiteOne Landscape Supply, Callwell County Inc., Li-Cycle, Lowe's



CANON BEACH WATER PARK

SiteOne LANDSCAPE SUPPLY

Horizon

PHASE I

PG 202 POWER GATEWAY

PHASE II

E WARNER RD

NUNNELEY RD

S POWER RD

LOOP 202

E RAY RD

NOT TO SCALE, ALL MEASUREMENTS ARE APPROXIMATE



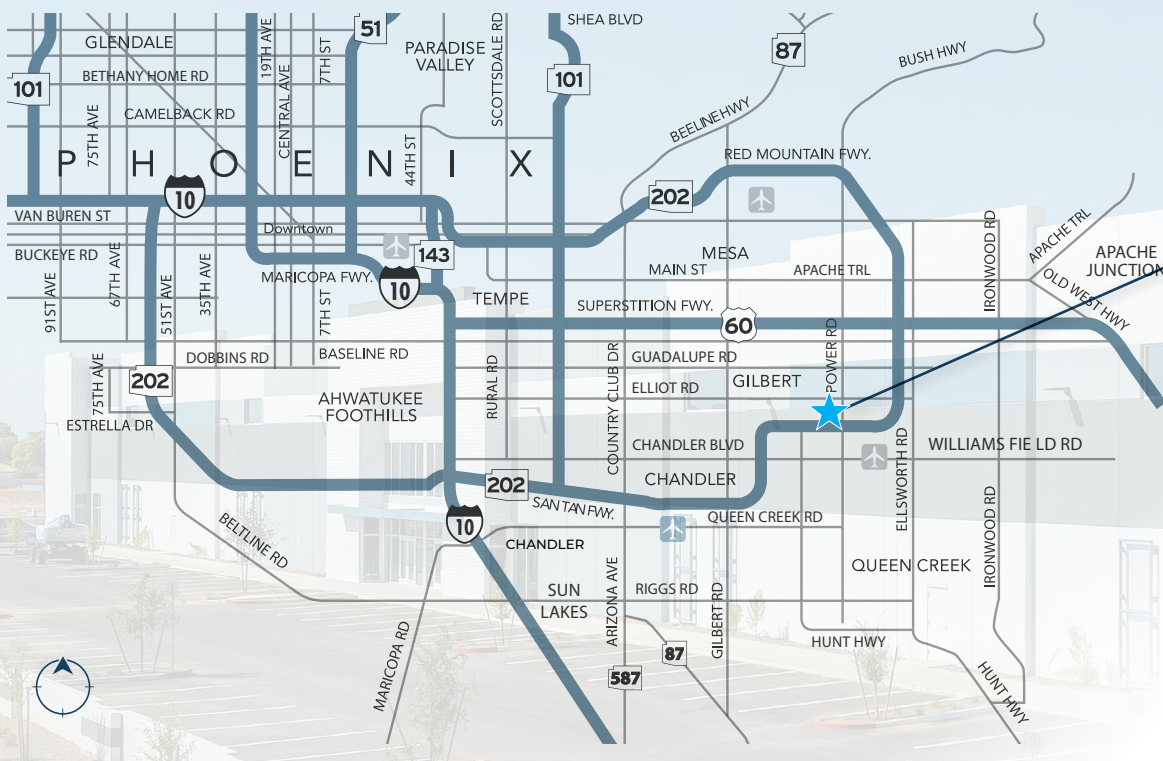
PHASE I

5

MINUTE DRIVE  
40+  
RESTAURANTS

28

MINUTE DRIVE TO  
SKY HARBOR  
AIRPORT



# PG 202

POWER GATEWAY

<p><b>822,728</b> LABORERS WITHIN A 30 MINUTE COMMUTE</p>		<p><b>\$97K</b> AVERAGE HH INCOME</p>
<p><b>6TH</b> LARGEST CITY IN ARIZONA</p>	<p><b>50%</b> OF GILBERT HOUSEHOLDS HAVE A COLLEGE DEGREE</p>	<p><b>#4</b> SAFEST COMMUNITIES IN U.S. (2019)</p>

Sources: CBRE Research, Wallethub, SmartAsset

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