

4230 E Warner Road

FOR SUBLEASE

Suite 101

±31,242 SF



Site Plan



- ▲ DOCK HIGH
- GRADE LEVEL

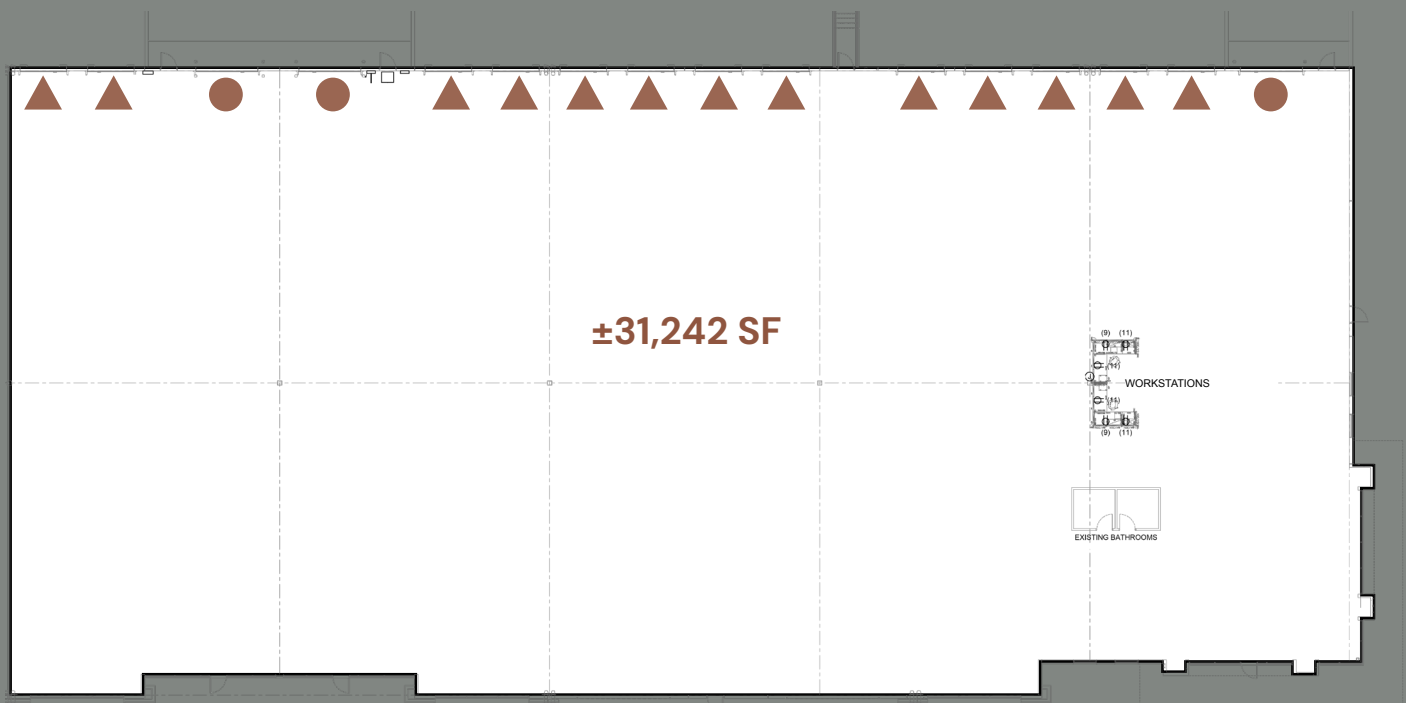
NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE

Suite 101 Floorplan

±31,242 SF

4230 E Warner Rd, Gilbert Arizona

- Sublease expiration: 10/31/2029
- Warehouse clear height: 26'
- Typical column Spacing is 52' x 60' with 60' speed bay
- EVAP cooled
- 13 Total dock positions with 3 drive-in doors
- 190' Concrete common truck court
- 1000 Amps 277/480V power
*to be verified by SRP
- Town of Gilbert Water and Sewer
- 66 Parking stalls
- ESFR Fire suppression system
- Roof with 60 mil TPO membrane over 1" Class A Insulation Board over wood sheathing
- 6" Concrete slab, unreinforced, 4,000 PSI concrete
- R-38 Roof insulation
- Forklift charger on-site



Warner Rd ↓

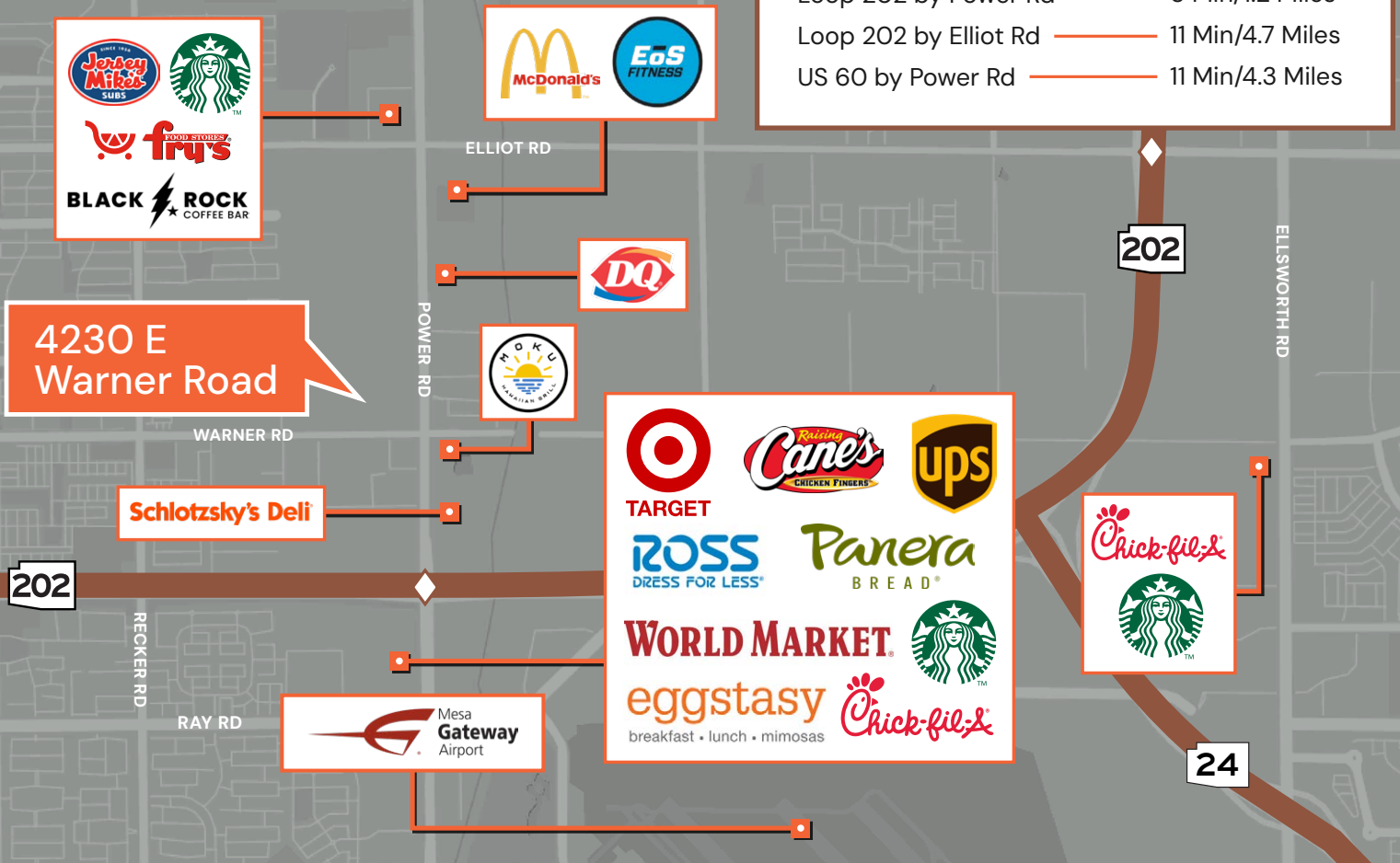
- ▲ DOCK HIGH
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Amenity Map



SOUTHEAST VALLEY STRONG POPULATION GROWTH

(Tempe, Chandler, Gilbert, Mesa, Queen Creek & Apache Junction)



±31,242 SF

SUITE 101



GILBERT, ARIZONA



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FOR SUBLEASE | ±31,242 SF

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