

# Chandler Industrial on Corner Lot Available for Sublease

596 E Germann Rd., Ste 101, Gilbert, AZ 85297



- Industrial/Warehouse Space on Corner Lot
- Approximately 19,108 SF Available for Sublease
- Office: +/- 2,600 SF and Warehouse: +/- 16,508 SF
- Lease Term through July 31, 2028
- Evap Cooled Warehouse
- +/- 30' Clear Height
- Four (4) Dock High Doors & One (1) Grade Level Door
- 480/277V & 208/120V 3 Phase Power
- Large Fenced/Secured Truck Court Area (+/- 175')
- Ideal Gilbert Location with easy access to Loop 202

[www.menlocre.com/property](http://www.menlocre.com/property)

Tom Ellixson, CCIM

Vice President

480.469.6008

[tom@menlocre.com](mailto:tom@menlocre.com)

P: 480.659.1777 • F: 480.535.5854

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## Property Photos

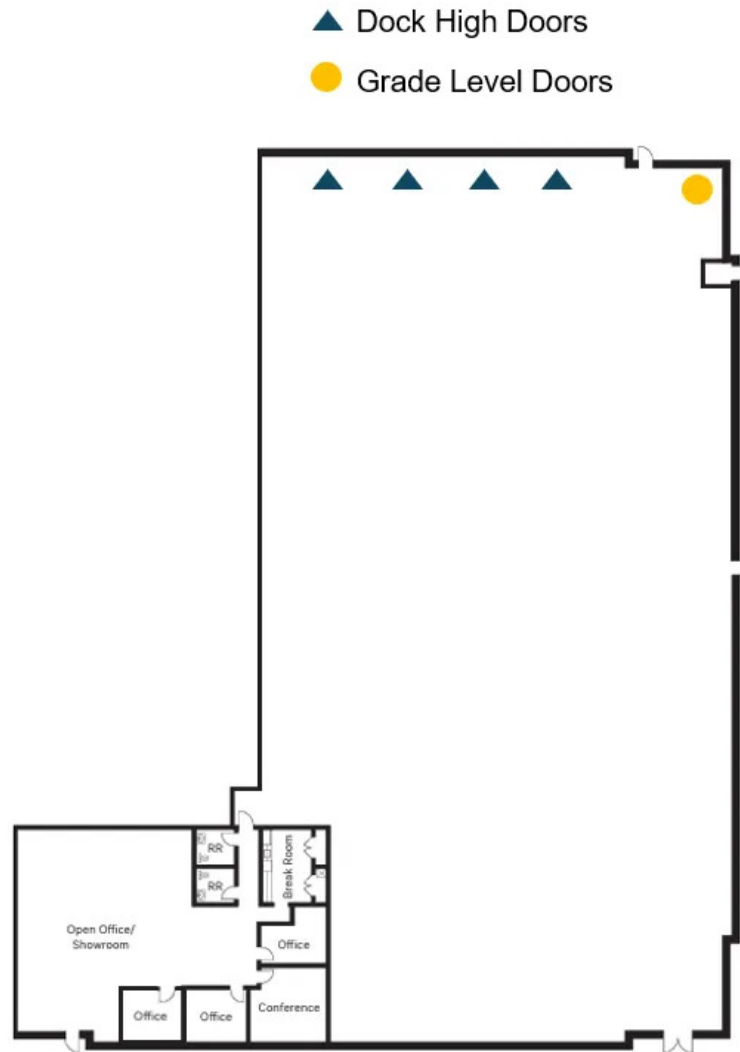
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## Floor Plan

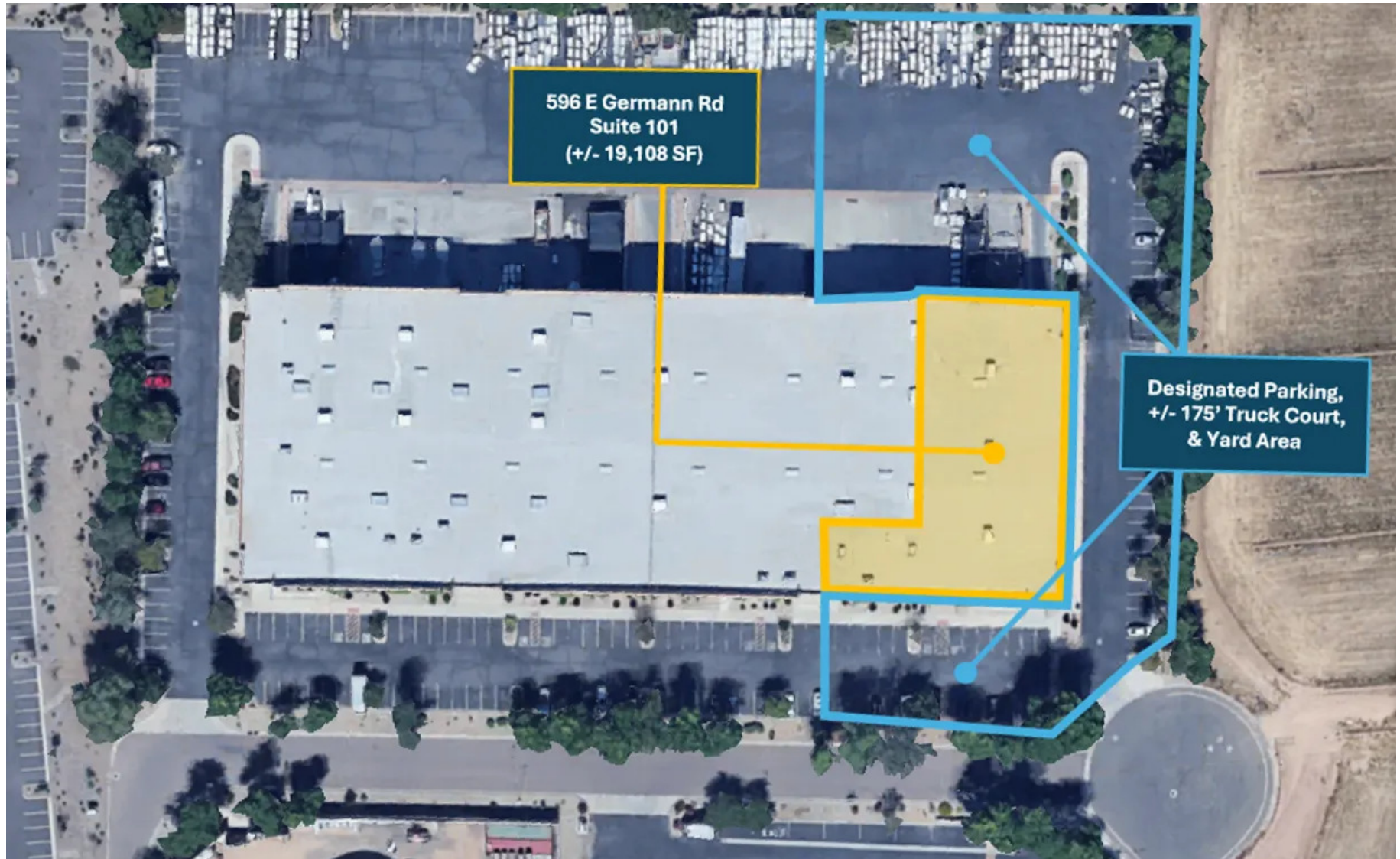


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## Site Plan

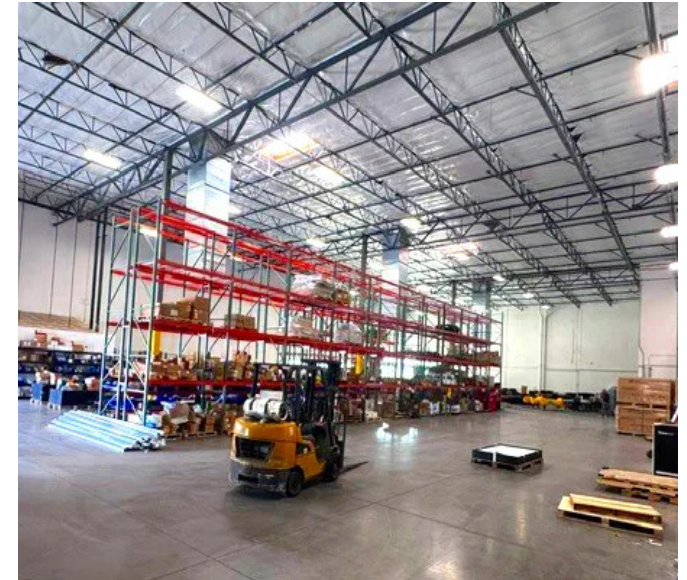
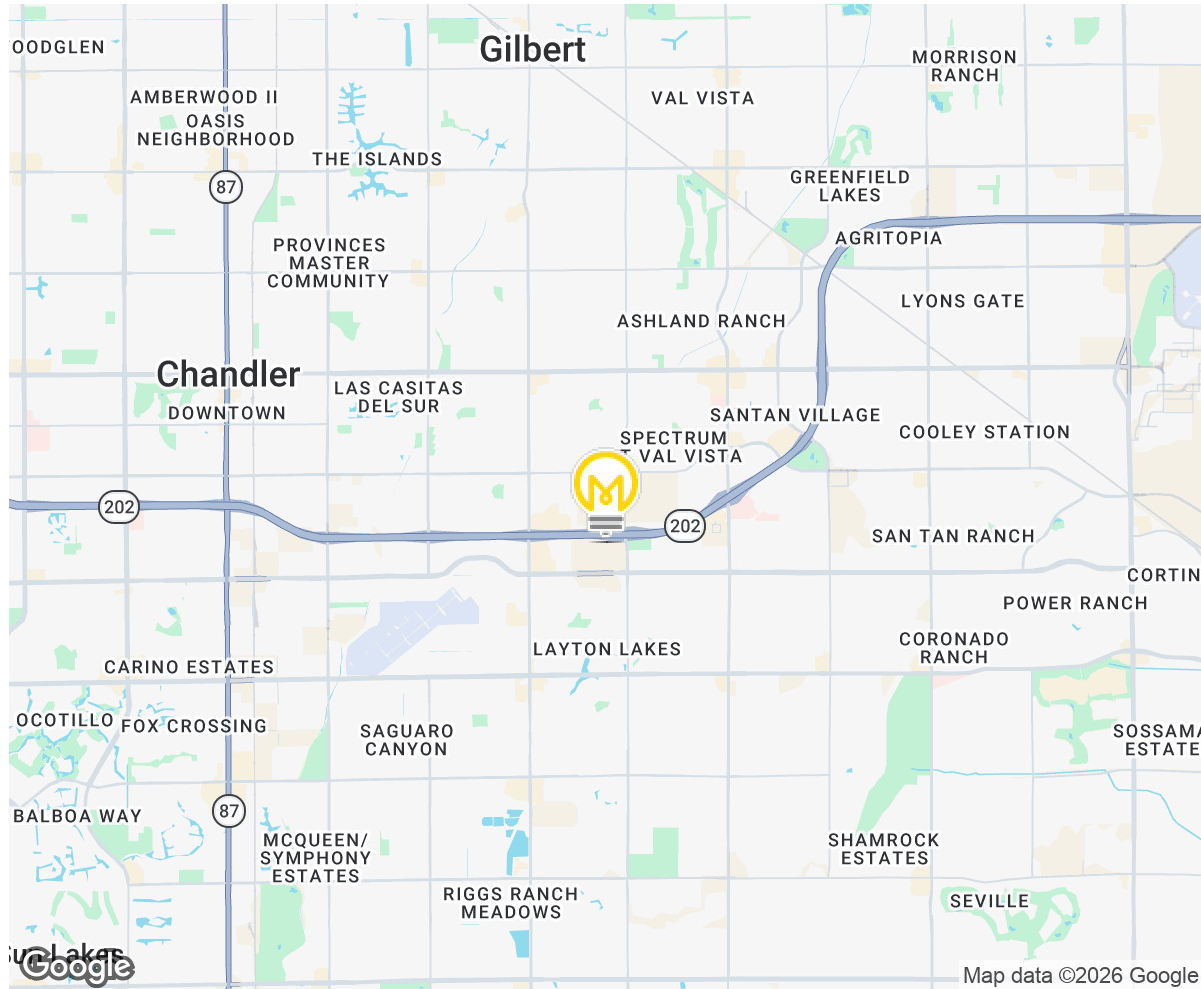
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## Site Details



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,608	29,541	102,854
Total Population:	7,960	87,052	300,715
Average HH Income:	\$168,511	\$153,534	\$150,095