

GILBERT WAREHOUSE

FOR LEASE

240 N SUNWAY DR
GILBERT, AZ 85233

NOW 100% HVAC
THROUGHOUT



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TCN
OF REALTORS
REAL ESTATE SERVICES

PROPERTY DETAILS

LISTING ADDRESS	240 N SUNWAY DR GILBERT, AZ 85233
LEASE RATE	\$1.35/SF NNN Estimated NNNs: \$0.22/SF
AVAILABLE SF	±15,765 SF
LOT SIZE	±48,352 SF
PARCEL	302-23-060
ZONING	LI, Gilbert
YEAR BUILT	1997

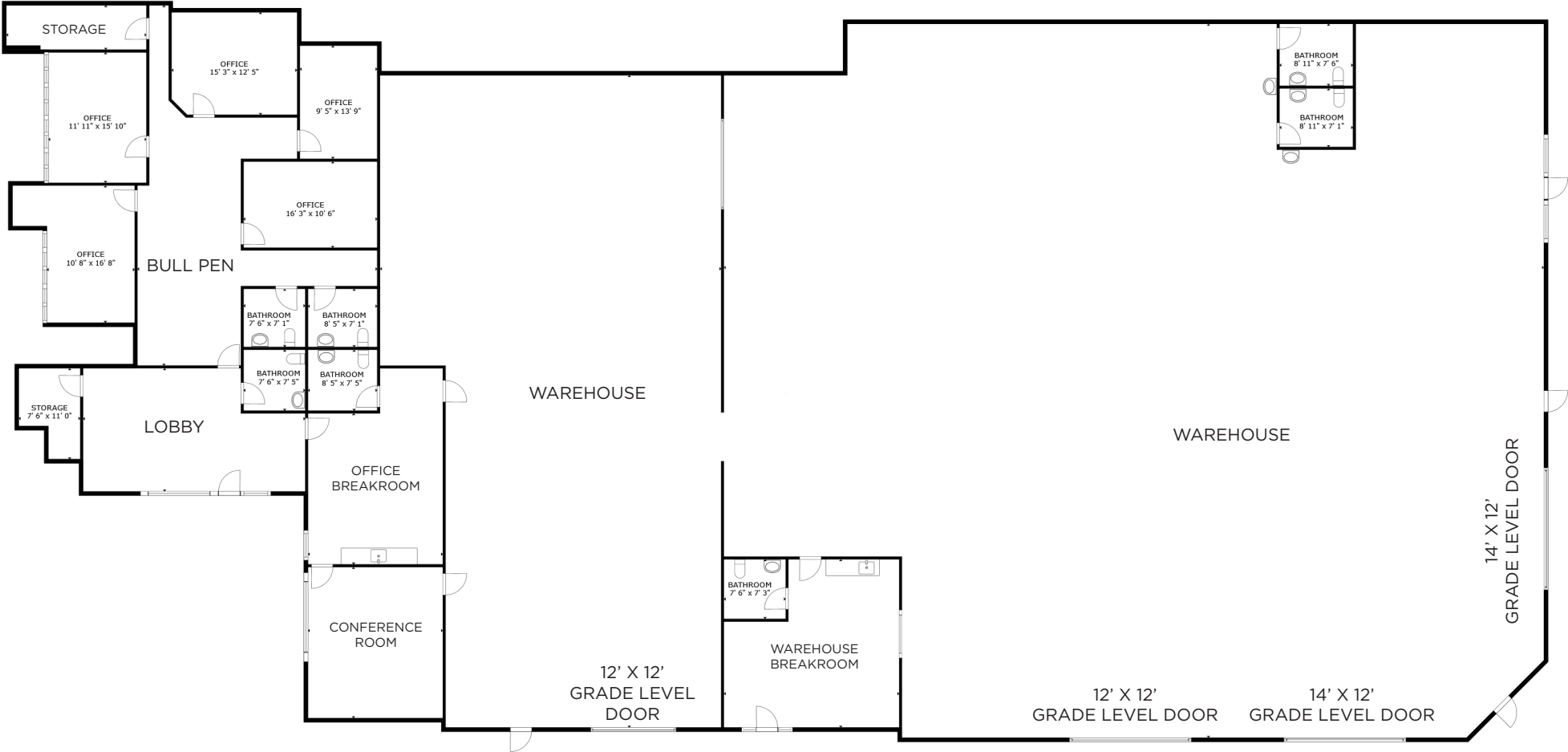


PROPERTY HIGHLIGHTS

- Building is 100% HVAC throughout
- Large secured yard
- ±1,200 amps of power 120/208V,
- 3 Phase power
- Four (4) grade-level doors: (2) 12' x 14', (2) 12' x 12'
- 17'4" clear height
- 7 bathrooms
- 8 private offices
- 3 separate entrances
- Interior roof access
- Skylights
- Reception area, bullpen, storage room, kitchenette, and server room
- New flooring, paint, open warehouse, new asphalt and more!



FLOOR PLAN | CLICK TO VIEW VIRTUAL TOUR





AMPLE PARKING



LARGE SECURED YARD

 [CLICK TO VIEW DRONE VIDEO](#)



NEW PAINT



NEW ASPHALT & PARKING LOT



**UPDATED OFFICE FLOORING,
LIGHTING AND PAINT**



OPEN LAYOUT



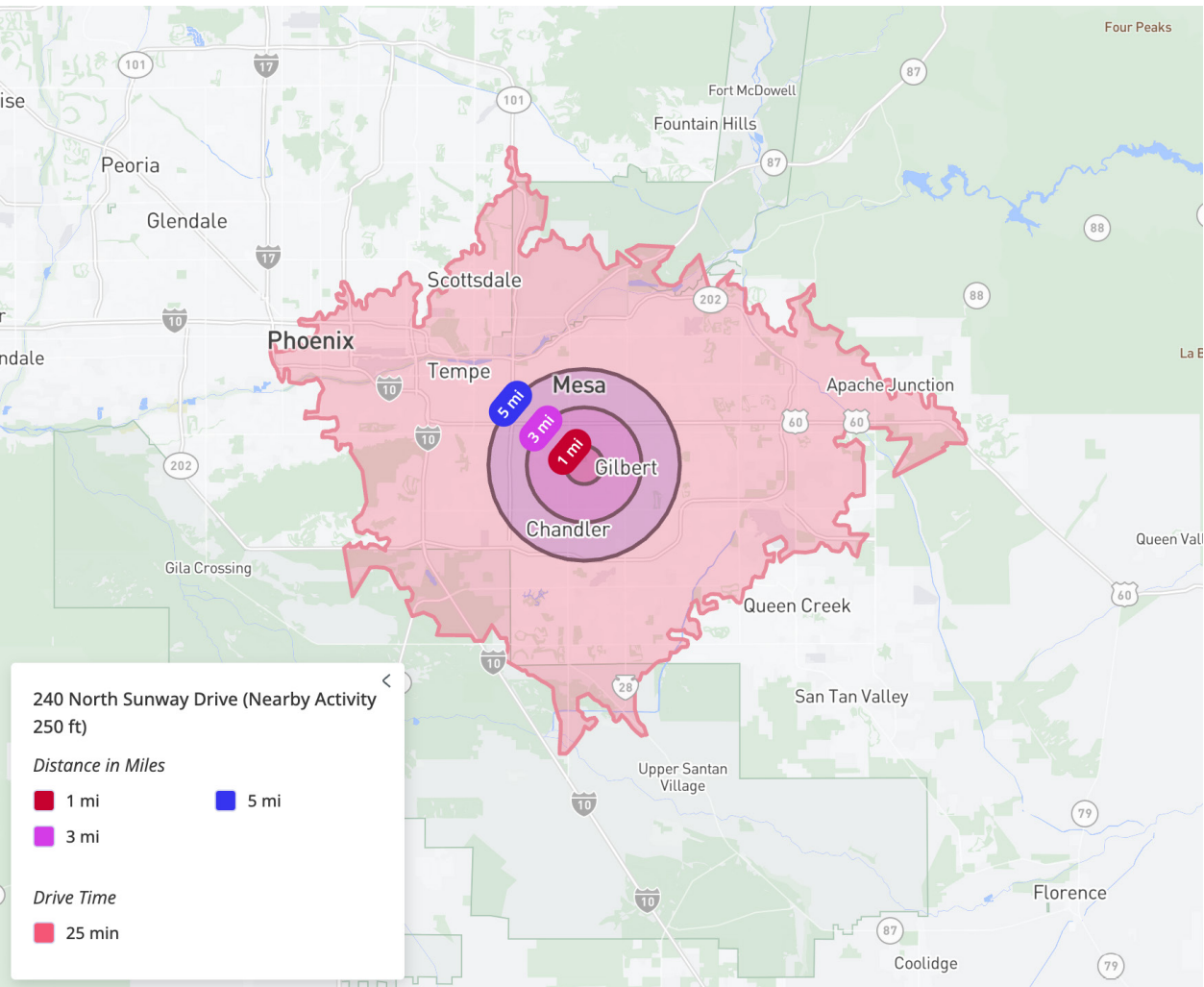
MULTIPLE LOADING OPTIONS



NATURAL LIGHT IN OFFICES



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	8,207	135,052	407,172
2030	8,490	138,683	419,497

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	3,054	51,033	150,202
2030	3,159	52,419	154,854

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$138,513	\$112,797	\$109,208

MEDIAN INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$117,654	\$92,115	\$86,895

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	9,690	75,857	178,047

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	1,100	8,244	21,093

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