



FOR LEASE

1025 North McQueen Road
Gilbert, AZ 85233

Fiesta Ranch Business Center II

AVAILABLE NOW



**S.J. FOWLER
REAL ESTATE
COMMERCIAL**

THE SPACE

Location	1025 North McQueen Road Gilbert, AZ 85233
County	Maricopa
APN	302-12-096
Cross Street	Baseline & McQueen
Size	2,333 SF
Space	Available

Notes Shared Sub-Lease Space, Lease Length Negotiable 1-4 years

HIGHLIGHTS

- » Quick Connections to the US 60, Loop 101, and 202
- » Fully Built-Out Office Space, 2 Offices, Large Conference/Bullpen, Reception/Kitchen, Server Rm/Storage, 2 bathrooms (1 in office, 1 in warehouse)
- » Grade Level Roll-Up Door 12' x 14', 16'-18' Clear Height, Common Truckwell
- » 1025 N McQueen Rd is Ready For Immediate Occupancy! Fresh Paint and Brand New A/C
- » Great for Manufacturing, Retailer/E-Commerce, Construction, Home or Auto Services
- » Tap into a Desirable Demographic Area with this Shared Sub-Lease Space
- » Warehouse Space is Shared with SpeedPro Utilizing 600SqFt



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	7,593	144,688	419,967

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$129,970	\$107,612	\$108,902

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	2,986	56,010	161,923

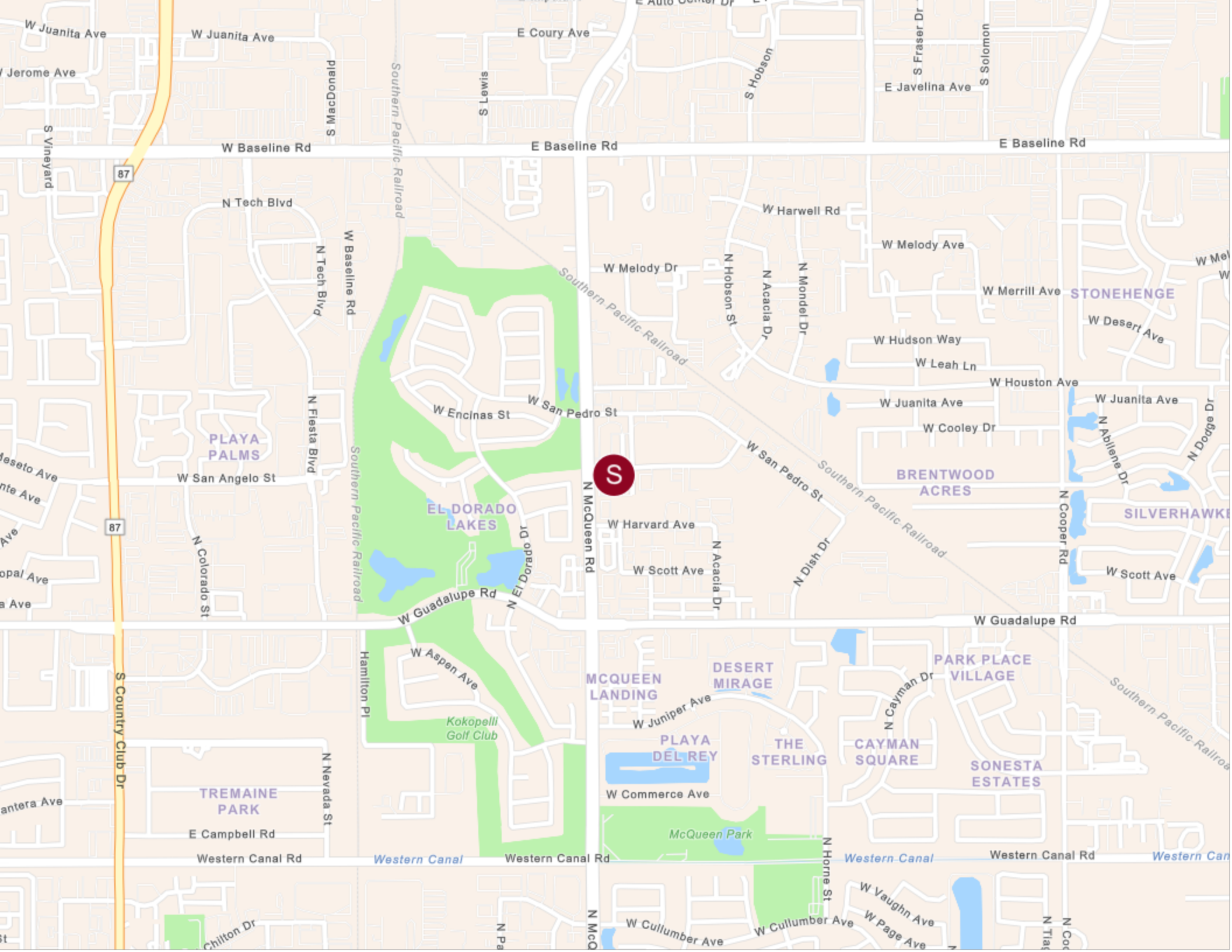
PROPERTY FEATURES

BUILDING SF	26,000
NET RENTABLE AREA (SF)	2,333
LAND SF	163,240
LAND ACRES	3.74
YEAR BUILT	1998
ZONING TYPE	LI-1
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	open
PARKING RATIO	2.14:1,000
CEILING HEIGHT	16'-18'
DOCK HIGH DOORS	1
GRADE LEVEL DOORS	1
OFFICE SF	890
OFFICE TO WAREHOUSE RATIO	38%:62%

MECHANICAL

HVAC	New 2026
ELECTRICAL / POWER	400 Amps, 120/208V, 3 Phase*





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PLAYA PALMS

EL DORADO LAKES

STONEHENGE

BRENTWOOD ACRES

SILVERHAWK

PARK PLACE VILLAGE

SONESTA ESTATES

CAYMAN SQUARE

THE STERLING

DESERT MIRAGE

PLAYA DEL REY

MCQUEEN LANDING

TREMAINE PARK

Kokopelli Golf Club

McQueen Park

87

87

W Juanita Ave

W Juanita Ave

E Coury Ave

W Baseline Rd

E Baseline Rd

E Baseline Rd

N Tech Blvd

W Harwell Rd

W Melody Ave

W Merrill Ave

W Melody Dr

W Hudson Way

W Leah Ln

W Houston Ave

W San Angelo St

W Encinas St

W San Pedro St

W Juanita Ave

W Cooley Dr

W Juanita Ave

W Harvard Ave

W Scott Ave

W Cooley Dr

W Scott Ave

N Colorado St

W Guadalupe Rd

N El Dorado Dr

N McQueen Rd

W Harvard Ave

W Scott Ave

W Guadalupe Rd

W Aspen Ave

MCQUEEN LANDING

W Juniper Ave

W Commerce Ave

E Campbell Rd

Western Canal Rd

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Chilton Dr

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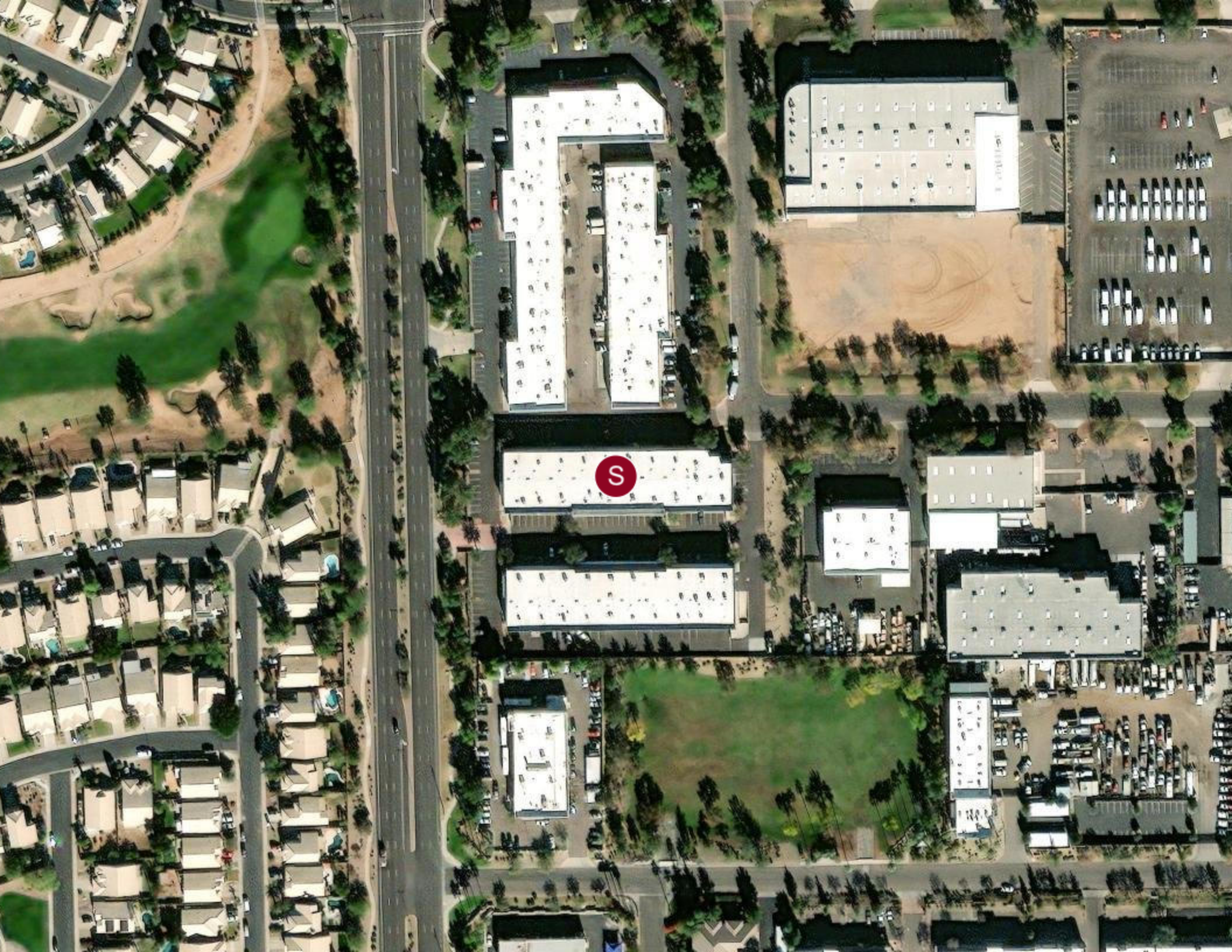
W Cullumber Ave

W Cullumber Ave

W Page Ave

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The information contained herein is not a substitute for a thorough due diligence investigation. S.J. Fowler has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:

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