

FOR LEASE

240 N SUNWAY DR | GILBERT, AZ 85233



**LANDLORD CAN CONVERT
TO FULL HVAC**



COMPLETELY REMODELED, VACANT AND READY FOR OCCUPANCY!

LEVROSE
COMMERCIAL REAL ESTATE



Mark Cassell
Partner
480.868.8003
mcassell@levrose.com

Landon McKernan
Partner
480.294.6571
lmckernan@levrose.com

Cameron Miller
Advisor
480.294.6584
cmiller@levrose.com

PROPERTY DETAILS



LEASE RATE:
\$1.25/SF NNN
Estimated NNNs:
\$0.22/SF



YEAR BUILT:
1997



AVAILABLE SF:
±15,765 SF



LOT SIZE:
±48,352 SF



PARCEL:
302-23-060



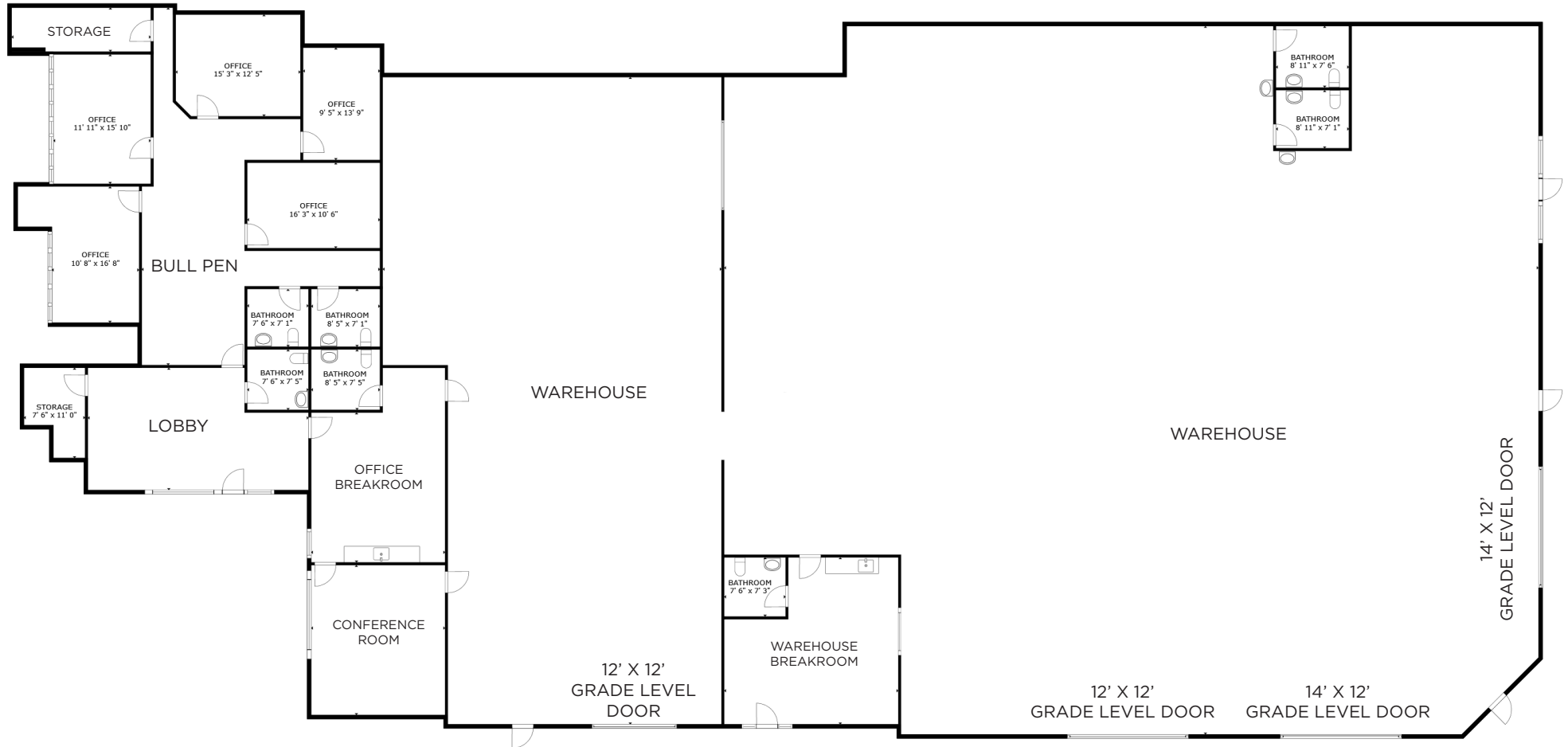
ZONING:
LI, Gilbert

PROPERTY HIGHLIGHTS

- Landlord is open to converting warehouse to 100% HVAC
- 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



DRONE PHOTOS |  CLICK TO VIEW DRONE VIDEO



AMPLE PARKING



LARGE SECURED YARD



NEW PAINT



NEW ASPHALT & PARKING LOT

INTERIOR PHOTOS



UPDATED OFFICE FLOORING,
LIGHTING AND PAINT



OPEN LAYOUT



MULTIPLE LOADING OPTIONS



NATURAL LIGHT IN OFFICES

AERIAL



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	7,690	134,341	404,628
2029	8,273	144,199	435,549



AVERAGE H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$124,944	\$99,634	\$95,636



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	2,821	50,716	148,974
2029	3,036	54,474	160,529



EMPLOYEES

	1 MILE	3 MILES	5 MILES
2024	9,299	76,298	189,216



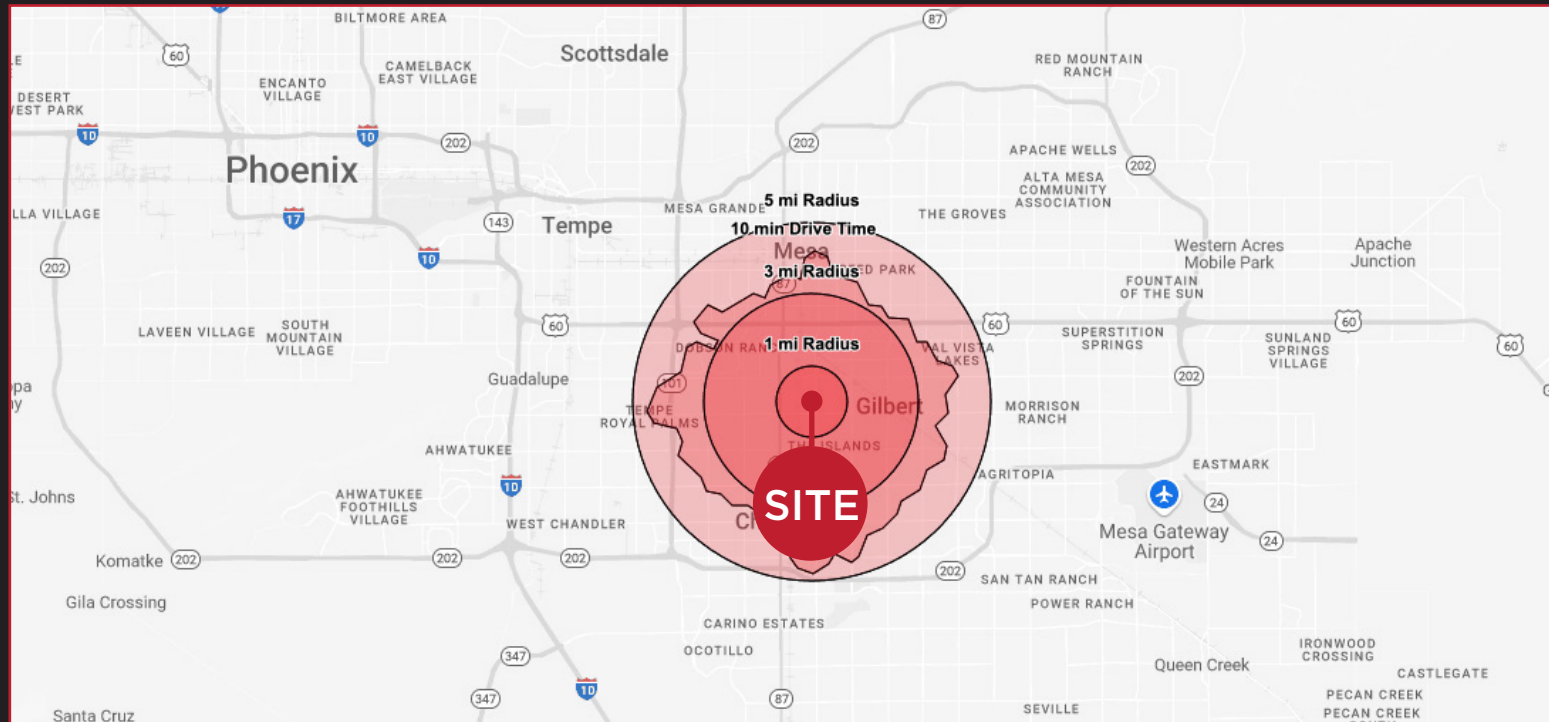
MEDIAN H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$106,900	\$80,395	\$75,748



BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	1,039	8,003	20,540



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

CITY OVERVIEW

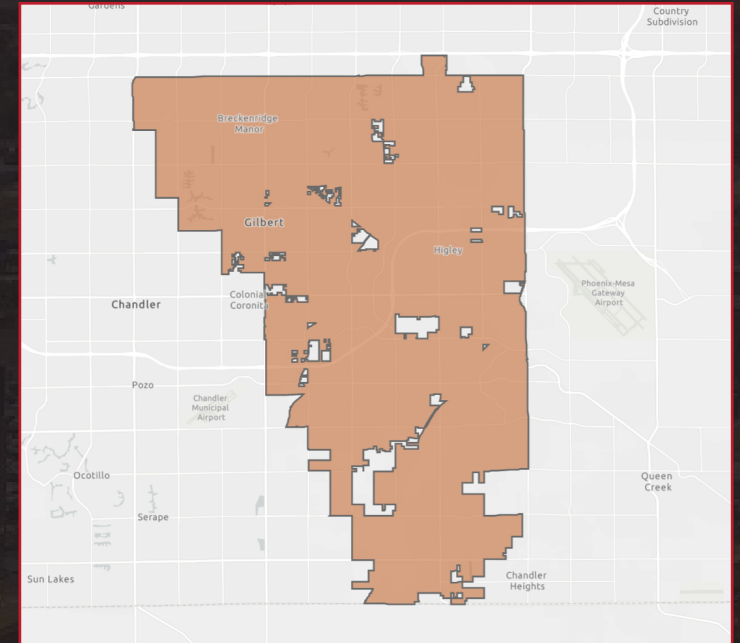
GILBERT, AZ



267K +
TOTAL POPULATION



\$117K +
AVG HH INCOME



AFFLUENT POPULATION

Gilbert, Arizona's 5th largest town, is composed of a diverse and vibrant population covering a vast section of neighborhoods and suburban communities. Gilbert ranks in the upper quartile for Population Density compared to the other neighboring cities in Arizona. Gilbert is also known as a white-collar town with 87.92% of the workforce employed in white-collar jobs, well above the national average. Many of the housing in Gilbert was recently built, their real estate being, on average, some of the newest in the nation. Many families with children are attracted to Gilbert due to their good public school district, lower than average crime rates, and the overall tight knit community.

HOUSING

In the last 10 years, Gilbert has experienced some of the highest home appreciation rates in the nation when compared to other communities. With almost 268,000 people, 77,632 houses or apartments, Gilbert houses are among the most expensive in Arizona, the median cost being \$416,026. Gilbert homes are among some of the newest in America with 56% of housing being built after 2000.