

PG 202

POWER GATEWAY

PHASE I

FOR LEASE

FOUR INDUSTRIAL BUILDINGS COMPRISING $\pm 266,382$ SF
VISIBILITY & SIGNAGE ON WARNER ROAD

DIVISIBLE TO $\pm 16,966$ SF

BUILDING A: **FULLY LEASED**

BUILDING B: $\pm 16,966$ SF

BUILDING C: $\pm 85,317$ SF

BUILDING D: **FULLY LEASED**

nuveen Hopewell
REAL ESTATE DEVELOPMENT

BUILDING A: 4521 E WARNER RD

BUILDING B: 4525 E WARNER RD

BUILDING C: 4527 E WARNER RD

BUILDING D: 4531 E WARNER RD

GILBERT, AZ

CBRE



■ LEASED
■ AVAILABLE



	AVAILABLE	DIVISIBLE TO	CLEAR HEIGHT	DOORS	POWER
BUILDING A 4521 E WARNER RD	LEASED	N/A	±28'	4 Grade 16 Dock High	3,000 Amps 277/480 v SES
BUILDING B 4525 E WARNER RD	±16,966 SF 100% A/C	N/A	±28'	1 Grade 5 Dock High	2,000 Amps 277/480 v SES
BUILDING C 4527 E WARNER RD	±85,317 SF	±20,892 SF	±32'	4 Grade 20 Dock High	3,000 Amps 277/480 v SES
BUILDING D 4531 E WARNER RD	LEASED	N/A	±28'	4 Grade 16 Dock High	3,000 Amps 277/480 v SES

- ▶ 1/4 mile to full diamond interchange at Power Road and Loop 202 Freeway
- ▶ Warner Road frontage, visibility, and signage opportunities
- ▶ Speculative $\pm 3,157$ SF offices in end cap spaces for buildings B & C
- ▶ LED Lighting
- ▶ R-38 Insulation
- ▶ ESFR Sprinklers
- ▶ Gated Truck Courts
- ▶ Heavy Power
- ▶ End cap spaces have 16' x 14' grade level loading doors
- ▶ 1.6/1000 Parking



BUILDING B | ±16,966 SF AVAILABLE



HVAC



±1,986 SF

SPEC OFFICE DESIGNED



2,000

AMPS AVAILABLE



±28'

CLEAR HEIGHT

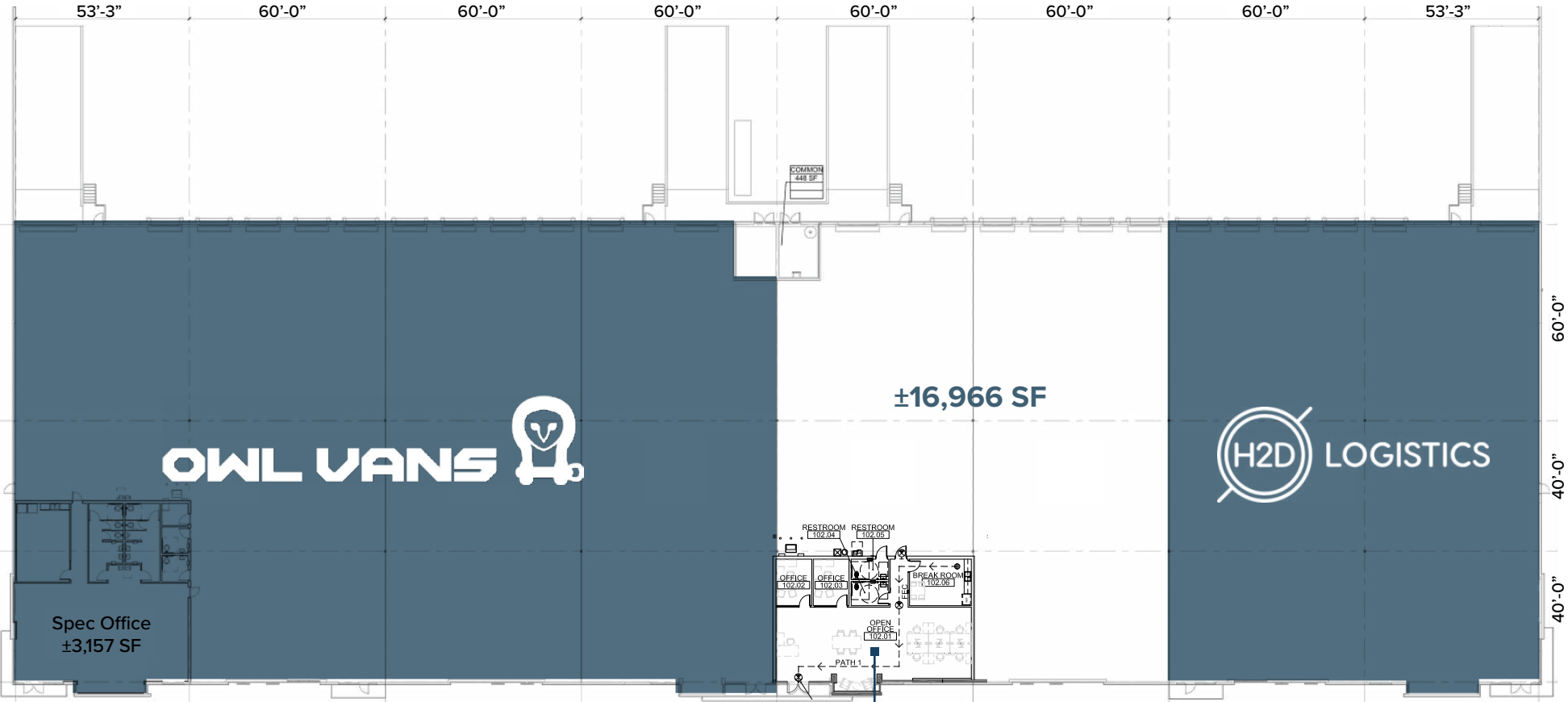


DOORS

1 GRADE
5 DOCK HIGH



VIRTUAL
TOUR



Spec Office
±1,986 SF

SUITE 102
Permitted (Not
Constructed)



SITE PLAN NOT TO SCALE
ALL MEASUREMENTS ARE
APPROXIMATE

BUILDING C | ±85,317 SF



±3,166 SF

SPEC OFFICE AVAILABLE



3,000

AMPS AVAILABLE



±32'

CLEAR HEIGHT

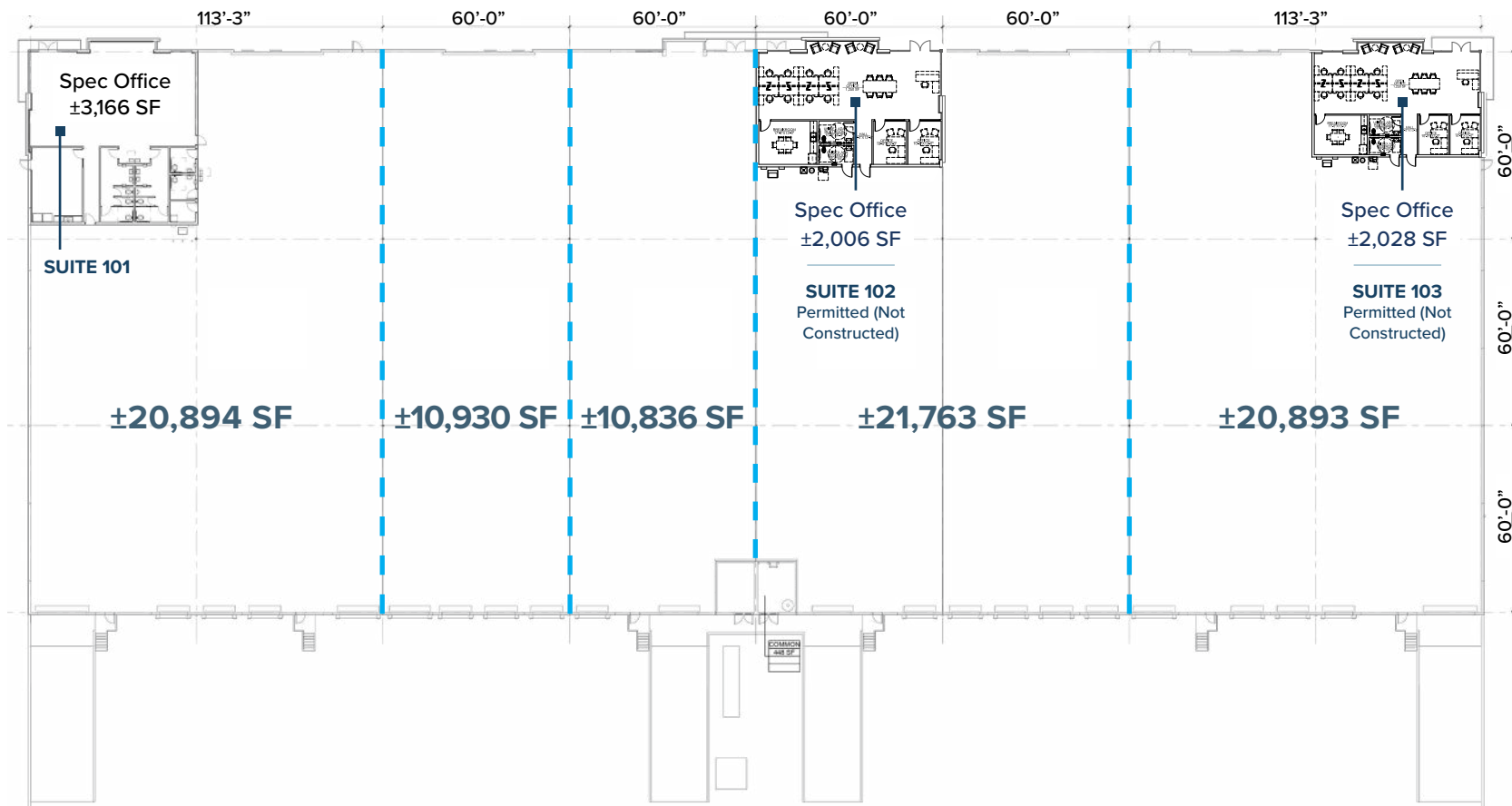


DOORS

4 GRADE
20 DOCK HIGH



**VIRTUAL
TOUR**



**SITE PLAN NOT TO SCALE
ALL MEASUREMENTS ARE
APPROXIMATE**

AREA INFORMATION



NOT TO SCALE, ALL MEASUREMENTS ARE APPROXIMATE

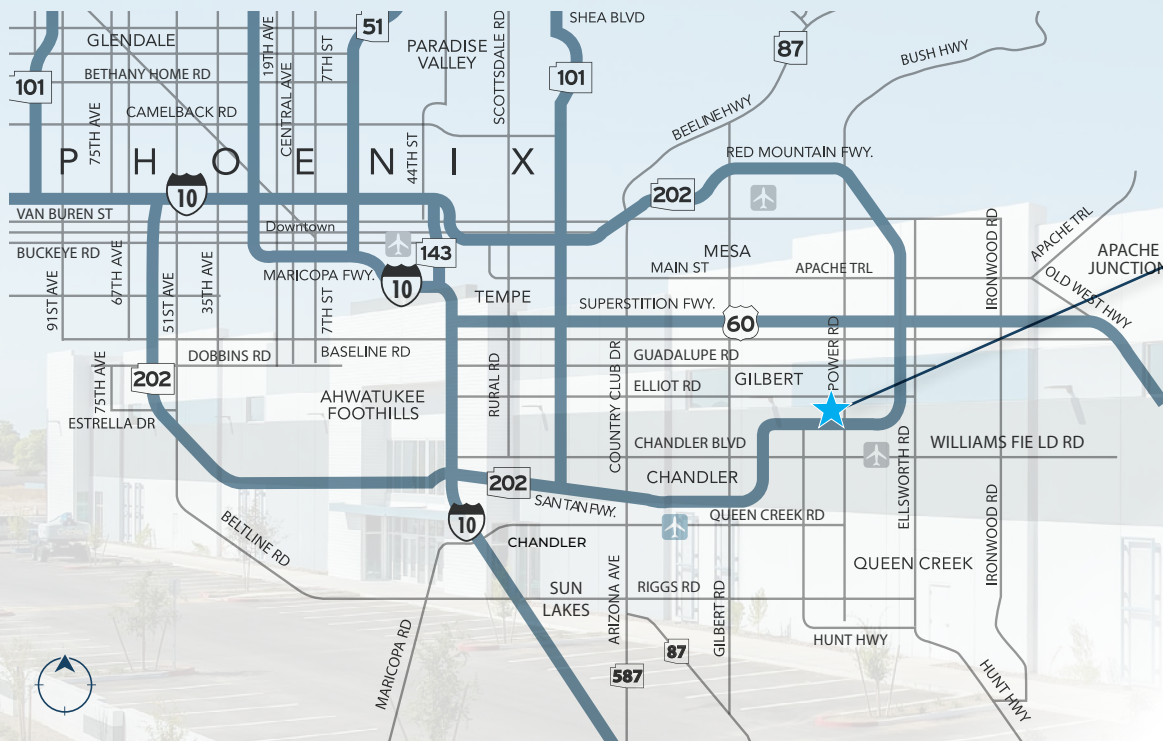


5

MINUTE DRIVE
40+
RESTAURANTS

28

MINUTE DRIVE TO
SKY HARBOR
AIRPORT



PG 202

POWER GATEWAY

822,728

LABORERS WITHIN
A 30 MINUTE
COMMUTE



\$97K

AVERAGE
HH INCOME

6TH

LARGEST
CITY IN
ARIZONA

50%

OF GILBERT
HOUSEHOLDS HAVE A
COLLEGE DEGREE

#4

SAFEST
COMMUNITIES
IN U.S. (2019)

Sources: CBRE Research, Wallethub, SmartAsset

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