

PG 202

POWER GATEWAY

PHASE I

FOR LEASE

**FOUR INDUSTRIAL BUILDINGS COMPRISING ±266,382 SF
VISIBILITY & SIGNAGE ON WARNER ROAD**

DIVISIBLE TO ±16,966 SF

BUILDING A: FULLY LEASED

BUILDING B: ±16,966 SF

BUILDING C: ±64,424 SF

BUILDING D: FULLY LEASED



nuveen Hopewell
REAL ESTATE DEVELOPMENT

BUILDING A: 4521 E WARNER RD BUILDING C: 4527 E WARNER RD
BUILDING B: 4525 E WARNER RD BUILDING D: 4531 E WARNER RD

GILBERT, AZ

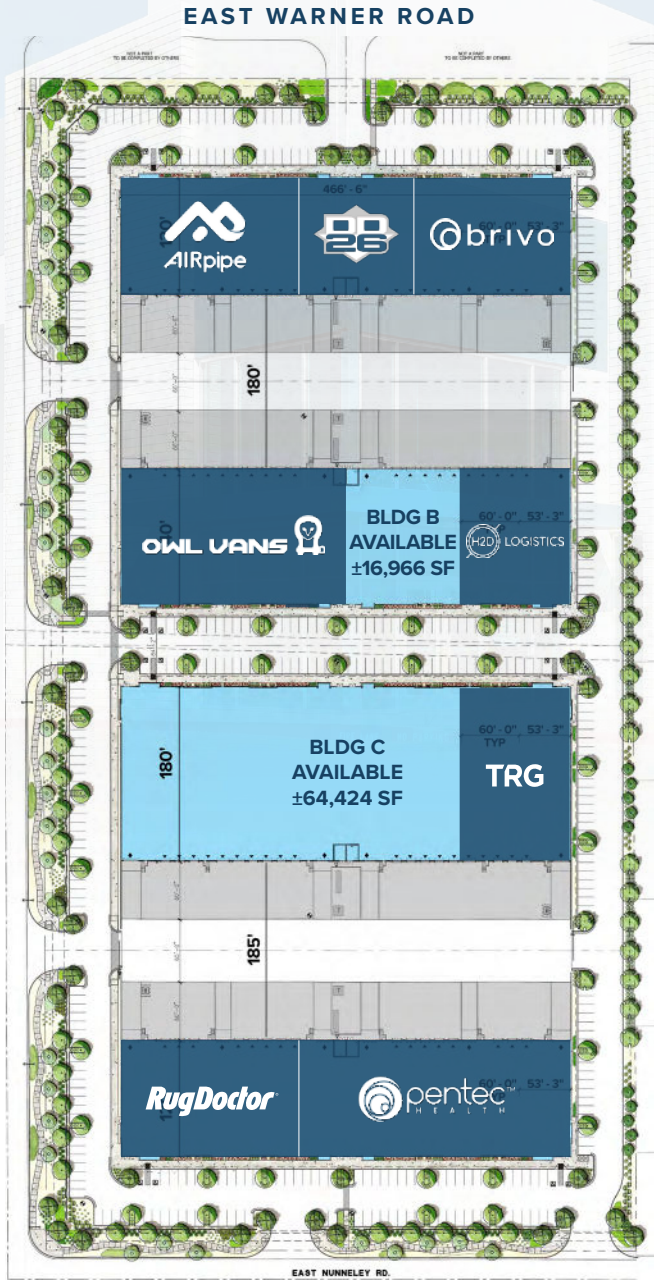
CBRE



SITE PLAN

■ LEASED
■ AVAILABLE

SOUTH SWAN DRIVE



SITE PLAN NOT TO SCALE
ALL MEASUREMENTS ARE APPROXIMATE

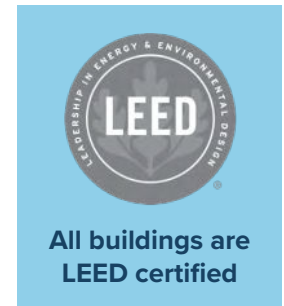
EAST NUNNELEY ROAD

SITE PLAN FEATURES

	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	±64,424 SF	±20,892 SF	±32'	3 Grade 16 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

PROPERTY FEATURES

- ▶ 1/4 Mile To Full Diamond Interchange At Power Road And Loop 202 Freeway
- ▶ Warner Road Frontage, Visibility, And Signage Opportunities
- ▶ ±3,166 Sf Office In End Cap Spaces For Building 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

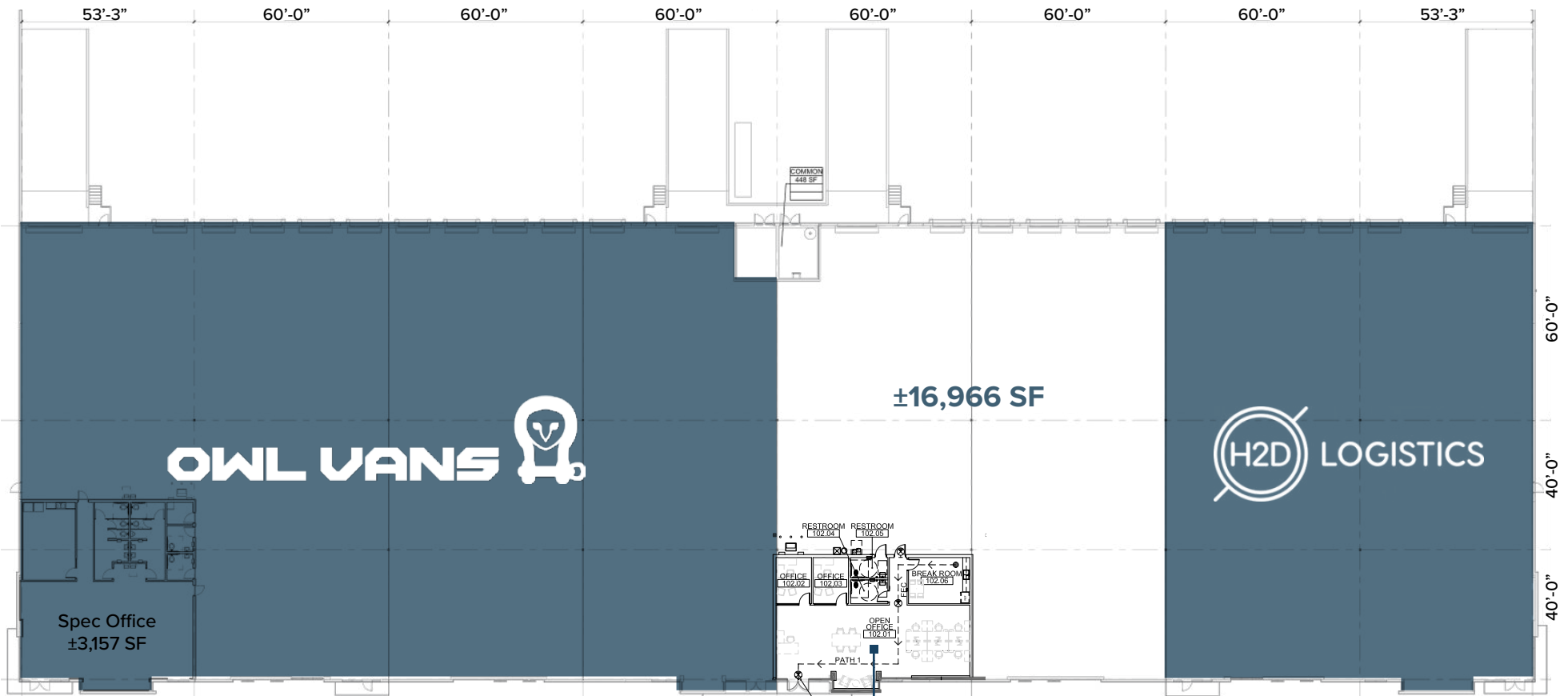


DOORS

1 GRADE
5 DOCK HIGH



VIRTUAL TOUR



OWL VANS

H2D LOGISTICS

±16,966 SF

Spec Office
±3,157 SF

Spec Office
±1,986 SF

SUITE 102
Permitted (Not
Constructed)



SITE PLAN NOT TO SCALE
ALL MEASUREMENTS ARE
APPROXIMATE

BUILDING C | ±64,424 SF AVAILABLE



±3,166 SF

SPEC OFFICE AVAILABLE



3,000

AMPS AVAILABLE



±32'

CLEAR HEIGHT

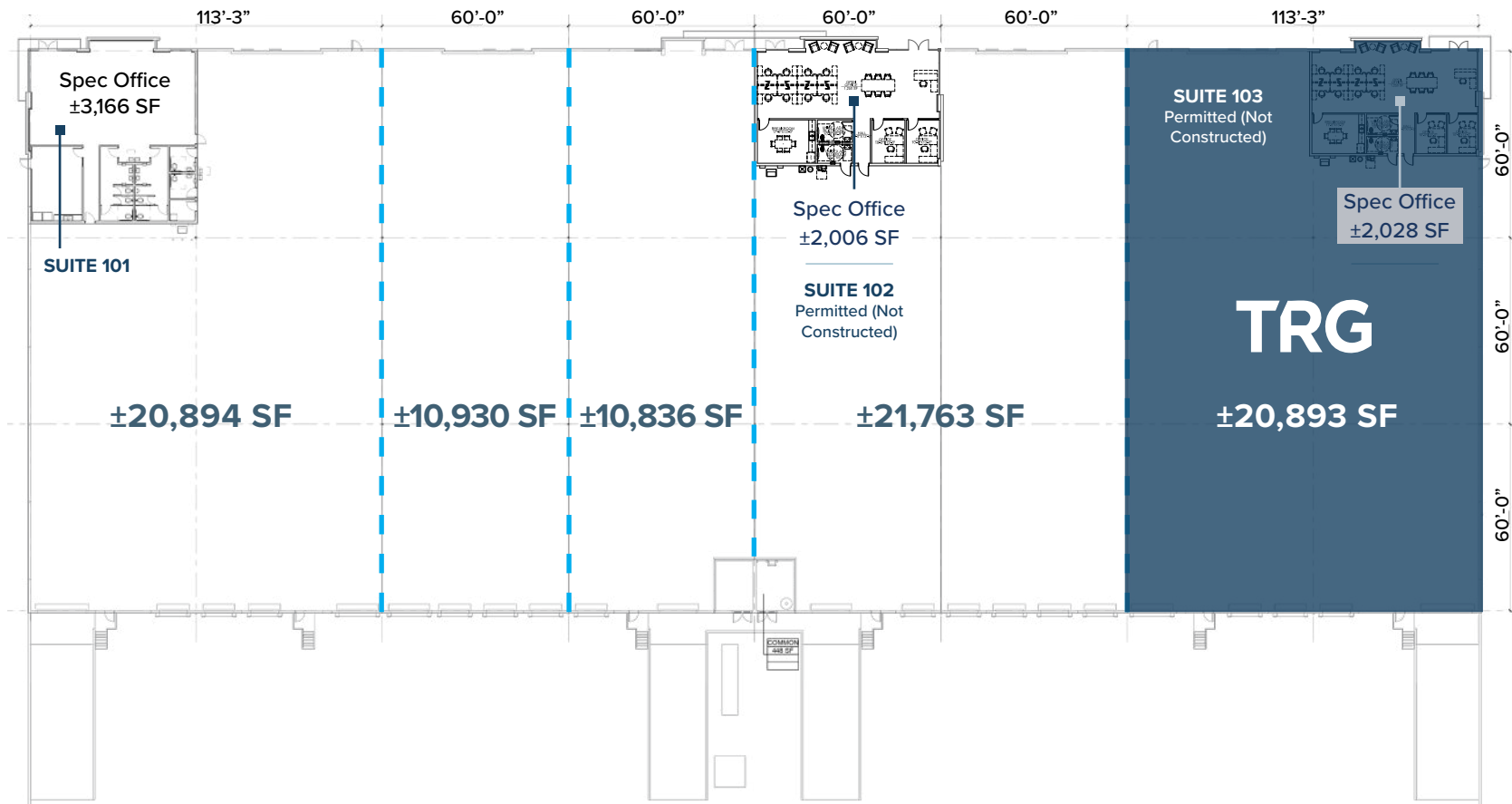


DOORS

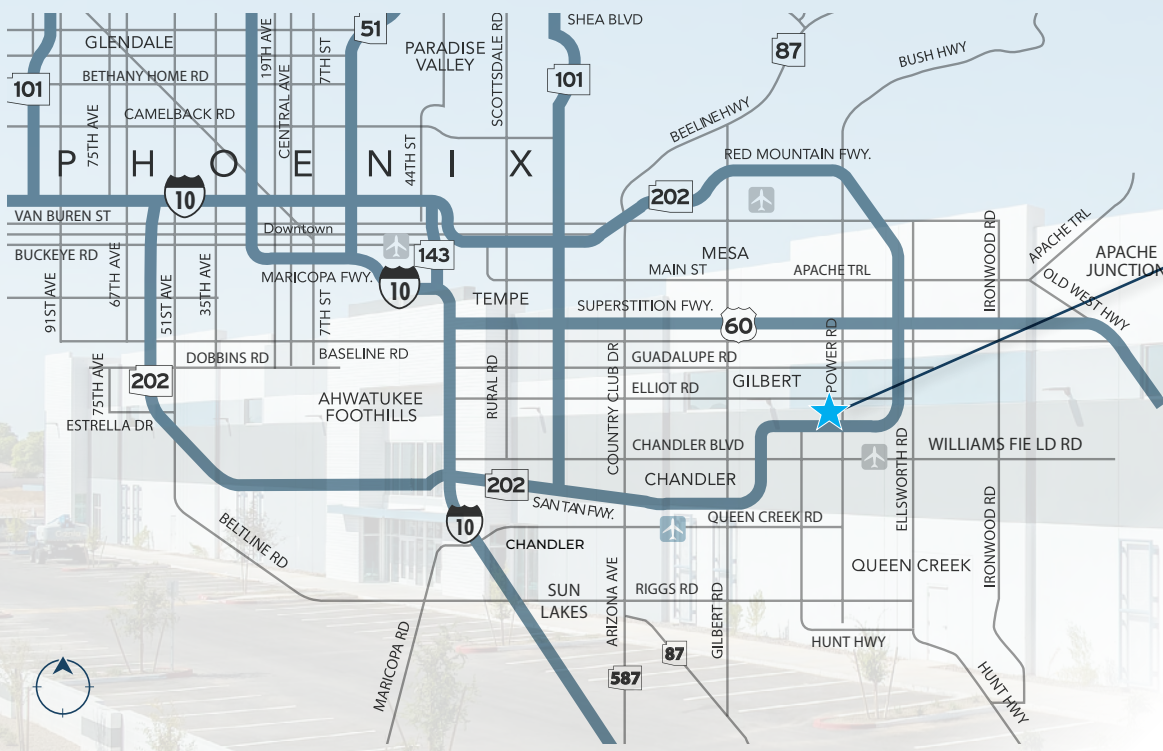
3 GRADE
16 DOCK HIGH



**VIRTUAL
TOUR**




SITE PLAN NOT TO SCALE
ALL MEASUREMENTS ARE
APPROXIMATE



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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