

PG 202

POWER GATEWAY

PHASE I

FOR LEASE

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

DIVISIBLE TO ±14,350 SF

BUILDING A: ±57,233 SF

BUILDING B: ±66,595 SF

BUILDING C: ±85,317 SF

BUILDING D: ±57,237 SF

NOV 1ST
OCCUPANCY

DEC 1ST
OCCUPANCY

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



EAST WARNER ROAD

EAST NUNNELEY ROAD

SITE PLAN NOT TO SCALE
ALL MEASUREMENTS ARE APPROXIMATE

SITE PLAN FEATURES

	SIZE	DIVISIBLE TO	CLEAR HEIGHT	DOORS	POWER
BUILDING A 4521 E WARNER RD	±14,350 SF	N/A	±28'	2 Grade 2 Dock High	2,400 Amps 277/480 v SES
BUILDING B 4525 E WARNER RD	±50,254 SF	±16,228 SF	±28'	3 Grade 15 Dock High	2,500 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	±57,237 SF	±14,350 SF	±28'	6 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
- ▶ Speculative ±2,012 SF offices in end cap spaces
- ▶ 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 COMPLETIONS

- ▶ Buildings A and B November 1st occupancy
- ▶ Buildings C and D December 1st occupancy

SITE AERIAL

POWER GATEWAY
PG 202



E WARNER RD

BUILDING A

BUILDING B

BUILDING C

BUILDING D

S SWAN DR

E NUNNELEY RD



NORTH



AREA INFORMATION



NOT TO SCALE, ALL MEASUREMENTS ARE APPROXIMATE

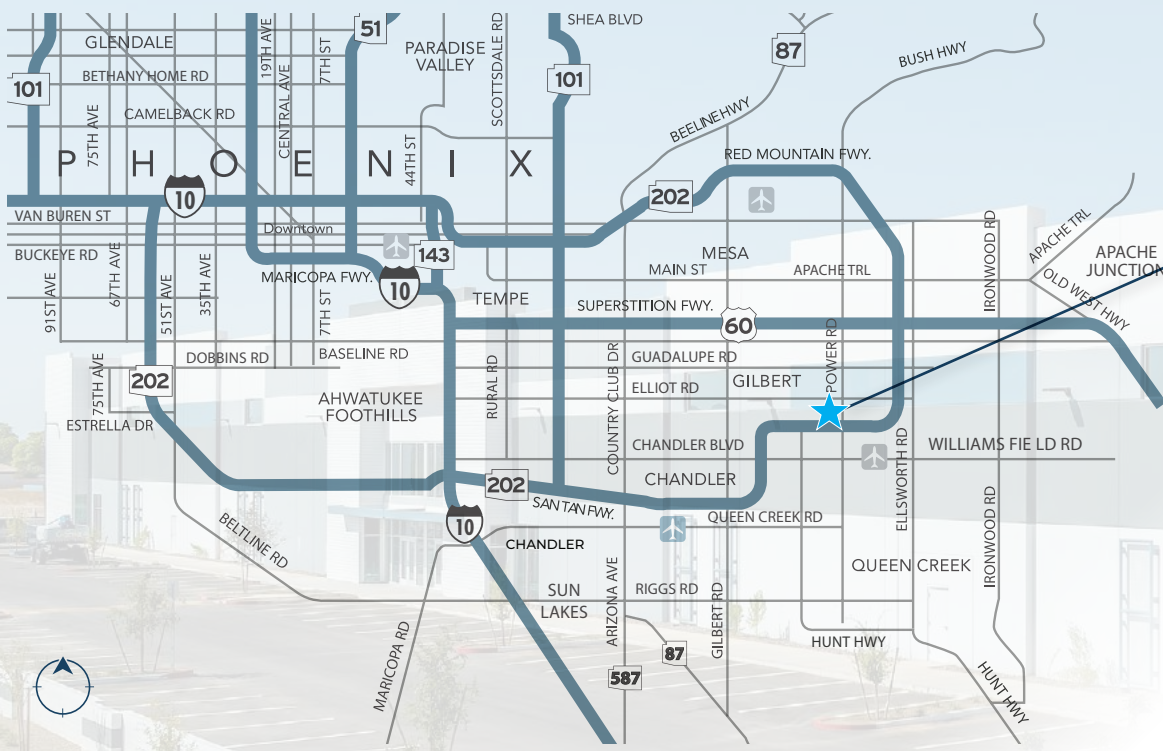


5


MINUTE DRIVE
40+
RESTAURANTS

28

MINUTE DRIVE TO
SKY HARBOR
AIRPORT



POWER GATEWAY PG 202

<p>822,728 LABORERS WITHIN A 30 MINUTE COMMUTE</p>		<p>\$97K AVERAGE HH INCOME</p>
<p>6TH LARGEST CITY IN ARIZONA</p>	<p>50% OF GILBERT HOUSEHOLDS HAVE A COLLEGE DEGREE</p>	<p>#4 SAFEST COMMUNITIES IN U.S. (2019)</p>

Sources: CBRE Research, Wallethub, SmartAsset

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