

# McQueen Professional Plaza

FOR SALE OR LEASE

1460 W. ELLIOT RD. | BUILDING 7 | GILBERT, AZ



**MONUMENT &  
BUILDING SIGNAGE  
FRONTS ON ELLIOT RD.**



## NEW CONSTRUCTION

**AVAILABLE:** Suite 7 - ±11,470 SF

**SALE PRICE:** \$180.00 PSF

**LEASE RATE:** \$18.00 NNN

## BUILDING FEATURES

- > Grey shell construction
- > Project Size: 7 buildings ±46,983 SF
- > Zoning: C-C Town of Gilbert
- > On-site Fiber internet available
- > Adjacent to The Islands Master Planned community
- > Parking ratio 5:1,000
- > Year Built: 2017

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# McQueen Professional Plaza

# >Site Plan

NEC MCQUEEN AND  
ELLIOT ROADS

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## LOCATION DESCRIPTION

The McQueen Professional Plaza is on the northeast corner of McQueen and Elliot roads and offers convenient access to SR-87 and US-60. There is a high concentration of residential and commercial uses in the immediate trade area including The Islands master-planned community, Northrop Grumman, and the Gilbert Spectrum Corporate Campus.

## AREA DEMOGRAPHICS



### POPULATION

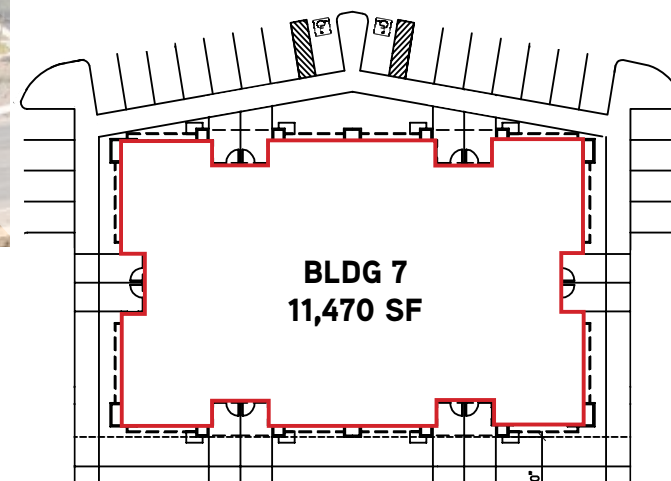
1 Mile 12,231  
3 Mile 140,731  
5 Mile 410,100



**71,084 VPD**  
travel at Elliot  
and McQueen



**30 MINUTE DRIVE**  
to Phoenix Sky Harbor  
International Airport



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# McQueen Professional Plaza >Area Map



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