

TOTAL PROJECT SIZE: 46,983 SF

BUILDING FEATURES

- > Monument & building signage available
- > Suite sizes range from 4,960 11,470 SF
- > Parking ratio 5:1,000
- > Grey shell construction

- > Zoning: C-C Town of Gilbert
- > Fiber internet available on site
- > Adjacent to The Islands community

RATES – SALE OR LEASE

FOR SALE \$180.00 PSF

FOR LEASE \$16.00 NNN

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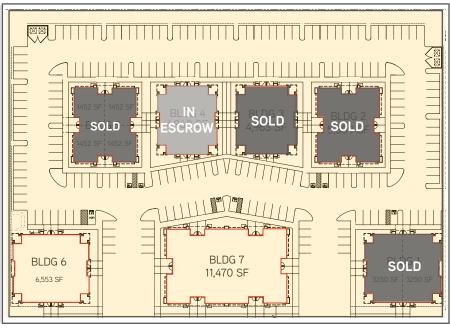
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McQueen Professional Plaza > Aerial

1460-1488 W. ELLIOT RD. | GILBERT, AZ

NEC MCQUEEN AND ELLIOT ROADS





ADDRESS	PRICE / RATE	RSF
1488 W. ELLIOT RD.	\$180 PSF / \$16 NNN	<u>+</u> 6,553 RSF
1460 W. ELLIOT RD.	\$180 PSF / \$16 NNN	<u>+</u> 11,470 RSF



McQueen Professional Plaza > Area Map

1460-1488 W. ELLIOT RD. | GILBERT, AZ

NEC MCQUEEN AND ELLIOT ROADS





LOCATION DESCRIPTION

The project is on the Northeast corner of McQueen and Elliot Roads and offers convenient access to the SR-87 and US-60 highways. There is a good concentration of residential, retail and commercial uses in the immediate trade area, including: The Oasis at

Islands, Spectrum Astro Corporate HQ, Dillards Distribution Center, Mesquite High School, The Islands master-planned community, and several restaurants and retail amenities.

AREA DEMOGRAPHICS

1 MILE	3 MILE	5 MILE	
2017 Median Household Income			
\$81,168.00	\$68,009.00	\$60,913.00	
2017 Population			
13,513	139,661	406,549	
2022 Estimated Population			
14,630	150,641	438,249	

TRAFFIC COUNTS

Elliot & McQueen 45,710 Vehicles/Day

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