

Gilbert Crossroads Business Park

GILBERT, ARIZONA 85286

FOR LEASE



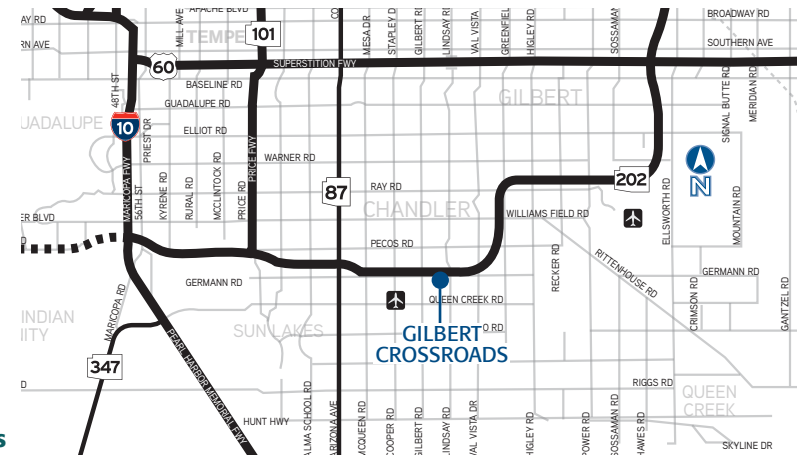
PROPERTY FEATURES

- 317,959 Square Feet in Four Buildings
- Space sizes from 11,960 SF to 103,298 SF
- Abundant 277/480V Power
- Clear Height Up To 30'
- Floor Thickness: 7"
- Full Concrete Truck Court
- Cox Business Services & Century Link Available
- ESFR Sprinkler Systems
- 60 Mil TPO Roof Membrane

- Approximately 3/4 Mile to Full Diamond Interchange at Loop 202 Freeway & Gilbert Rd
- Future Full Diamond Interchange Planned at Lindsay & 202 Freeway (Less than One Mile from Site)
- 1/4 Mile from Over 1.2 Million SF of Retail Amenities
- Within a highly educated workforce
- Desirable Rapid Growth Area
- Stable, Professional Ownership (NYSE: EGP)

SHELL INCLUDES

- **R-38 Insulation** | ■ **Painted Interior Walls**
- **LED Warehouse Lighting** | ■ **Insulated Loading Doors**



DEVELOPED, OWNED & MANAGED BY

EASTGROUP
PROPERTIES

www.eastgroup.net

For more information, please contact:

PAUL SIECHKOWSKI, SIOR
602.222.5085
paul.sieczkowski@colliers.com

ROB MARTENSEN, SIOR, CCIM
602.222.5082
rob.martensen@colliers.com

JUSTIN SIECHKOWSKI
602.222.5155
justin.sieczkowski@colliers.com

2390 E. Camelback Rd
Suite 100
Phoenix, AZ 85016
www.colliers.com/arizona



Gilbert Crossroads Business Park

GILBERT, ARIZONA 85286

FOR LEASE

MASTER SITE PLAN



DEVELOPED, OWNED & MANAGED BY

EASTGROUP
PROPERTIES

www.eastgroup.net

For more information, please contact:

PAUL SIECHKOWSKI, SIOR
602.222.5085
paul.sieczkowski@colliers.com

ROB MARTENSEN, SIOR, CCIM
602.222.5082
rob.martensen@colliers.com

JUSTIN SIECHKOWSKI
602.222.5155
justin.sieczkowski@colliers.com

2390 E. Camelback Rd
Suite 100
Phoenix, AZ 85016
www.colliers.com/arizona



Gilbert Crossroads Business Park

GILBERT, ARIZONA 85286

FOR LEASE

BUILDING A:

Size: 57,585 SF
Bay Width/Depth: 52' x 130' Typical
Parking: 124 Spaces
Clear Height: 24'
Column Spacing: 52' x 40' Typical
Divisibility: 11,960 SF
Loading: 20 Dock, 6 Grade
Truck Court: 180' Shared
Power: 2,000 Amps 277/480V

BUILDING C:

Size: 74,948 SF
Bay Width/Depth: 52' x 140' Typical
Parking: 151 Spaces
Clear Height: 24'
Column Spacing: 52' x 40' Typical
Divisibility: 14,560 SF
Loading: 23 Dock, 6 Grade
Truck Court: 180' Shared
Power: 2,400 Amps 277/480V

SHELL INCLUDES: R-38 Insulation | Painted Interior Walls | LED Warehouse Lighting | Insulated Loading Doors

BUILDING B:

Size: 82,128 SF
Bay Width/Depth: 52' x 160' Typical
Parking: 102 Spaces
Clear Height: 30'
Column Spacing: 52' x 50' Typical with 60' Speed Bay
Divisibility: 16,640 SF
Loading: 26 Dock, 4 Grade
Truck Court: 180' Shared
Power: 3,000 Amps 277/480V

BUILDING D:

Size: 103,298 SF
Bay Width/Depth: 52' x 180' Typical
Parking: 135 Spaces
Clear Height: 30'
Column Spacing: 52' x 60' Typical
Divisibility: 18,720 SF
Loading: 30 Dock, 4 Grade
Truck Court: 180' Shared
Power: 3,600 Amps 277/480V

Demographics Overview			
Town of Gilbert - 2018 Population: 250,000+			
Town of Gilbert - 2018 Housing Units: ±72,500			
Population (Surrounding Site)	2 Mile Radius	3 Mile Radius	5 Mile Radius
2018 Total Population:	30,947	68,876	267,268
Est. 2023 Population:	34,044	75,162	290,189
Est. Pop Growth 2018-2023:	10%	9.13%	8.58%
Median Age:	33.10	34.10	34.80
Households (Surrounding Site)			
2018 Total Households:	9,666	22,308	89,344
Est. HH Growth 2018-2023:	9.93%	8.92%	8.60%
Median Household Income:	\$104,151	\$104,643	\$92,861
Avg Household Size:	3.20	3.10	3.00
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing (Surrounding Site)			
Median Home Value:	\$333,344	\$326,199	\$293,196
Median Year Built:	2005	2003	2001

With attractive demographics, award-winning amenities, strategically identified business incentives, and high-profile developments, Gilbert offers immediate, attainable economic opportunity for industry-leading companies.

Gilbert's current population of 250,000+ doubled every five years from 1980-2000. By 2030, Gilbert is expected to be fully built out, with an anticipated population of over 300,000. While Gilbert is growing to be one of the largest municipalities in Arizona, the community remains youthful and vibrant. With a median age of 33.6 and 68 percent of the population under the age of 45, Gilbert provides an abundant pipeline of talent to support the growth of business and industry.

Key industries include:

- Bio Technology & Life Sciences
- Advanced Business Services
- Clean Technology & Renewable Energy
- Aerospace & Aviation
- Manufacturing

*Source: Town of Gilbert Economic Development Department/CoStar

DEVELOPED, OWNED & MANAGED BY

EASTGROUP
PROPERTIES

www.eastgroup.net

For more information, please contact:

PAUL SIECHKOWSKI, SIOR
602.222.5085
paul.sieczkowski@colliers.com

ROB MARTENSEN, SIOR, CCIM
602.222.5082
rob.martensen@colliers.com

JUSTIN SIECHKOWSKI
602.222.5155
justin.sieczkowski@colliers.com

2390 E. Camelback Rd
Suite 100
Phoenix, AZ 85016
www.colliers.com/arizona



Gilbert Crossroads Business Park

GILBERT, ARIZONA 85286

FOR LEASE



DEVELOPED, OWNED & MANAGED BY

EASTGROUP
PROPERTIES

www.eastgroup.net

For more information, please contact:

PAUL SIECHKOWSKI, SIOR
602.222.5085
paul.sieczkowski@colliers.com

ROB MARTENSEN, SIOR, CCIM
602.222.5082
rob.martensen@colliers.com

JUSTIN SIECHKOWSKI
602.222.5155
justin.sieczkowski@colliers.com

2390 E. Camelback Rd
Suite 100
Phoenix, AZ 85016
www.colliers.com/arizona

