



GILBERT
SPECTRUM



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GILBERT SPECTRUM

SWC ELLIOT ROAD & McQUEEN ROAD - GILBERT, ARIZONA



Gilbert Spectrum is a master planned 63.4-acre park at the confluence of Elliot and McQueen Roads in Gilbert, AZ. With LI zoning, the park can accommodate manufacturing, distribution, office and other industrial uses. The first phase has been fully leased and the second phase will consist of three buildings ranging from 66,366 - 142,258 SF. All buildings are divisible to $\pm 20,000$ SF. With one million skilled laborers within a 30-minute commute, the Town of Gilbert continues to thrive as a tech-based community with affluent demographics.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





GILBERT SPECTRUM

PARK FEATURES

- Master Planned Industrial Park
- Total Size 63.4 Acres
- 8.25 Acres for Build to Suit
- Zoned LI - Town of Gilbert
- Easy Access to US 60 Freeway
- Large Employment Base Nearby
- Multiple Ingress/Egress Locations



PLANNED BUILDING FEATURES

- 32' Clear Height
- 52' x 50' Column Spacing
- Grade and Dock Loading
- ESRF
- Divisible to ±20,000 SF
- ±3,000 Amps Power (277/480v)
- 190' Shared Loading Court
- 161' & 173' Deep Buildings

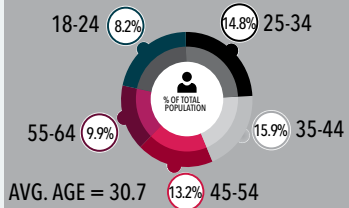




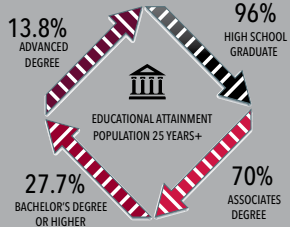
GILBERT SPECTRUM

GILBERT OVERVIEW

WORKING AGE POPULATION



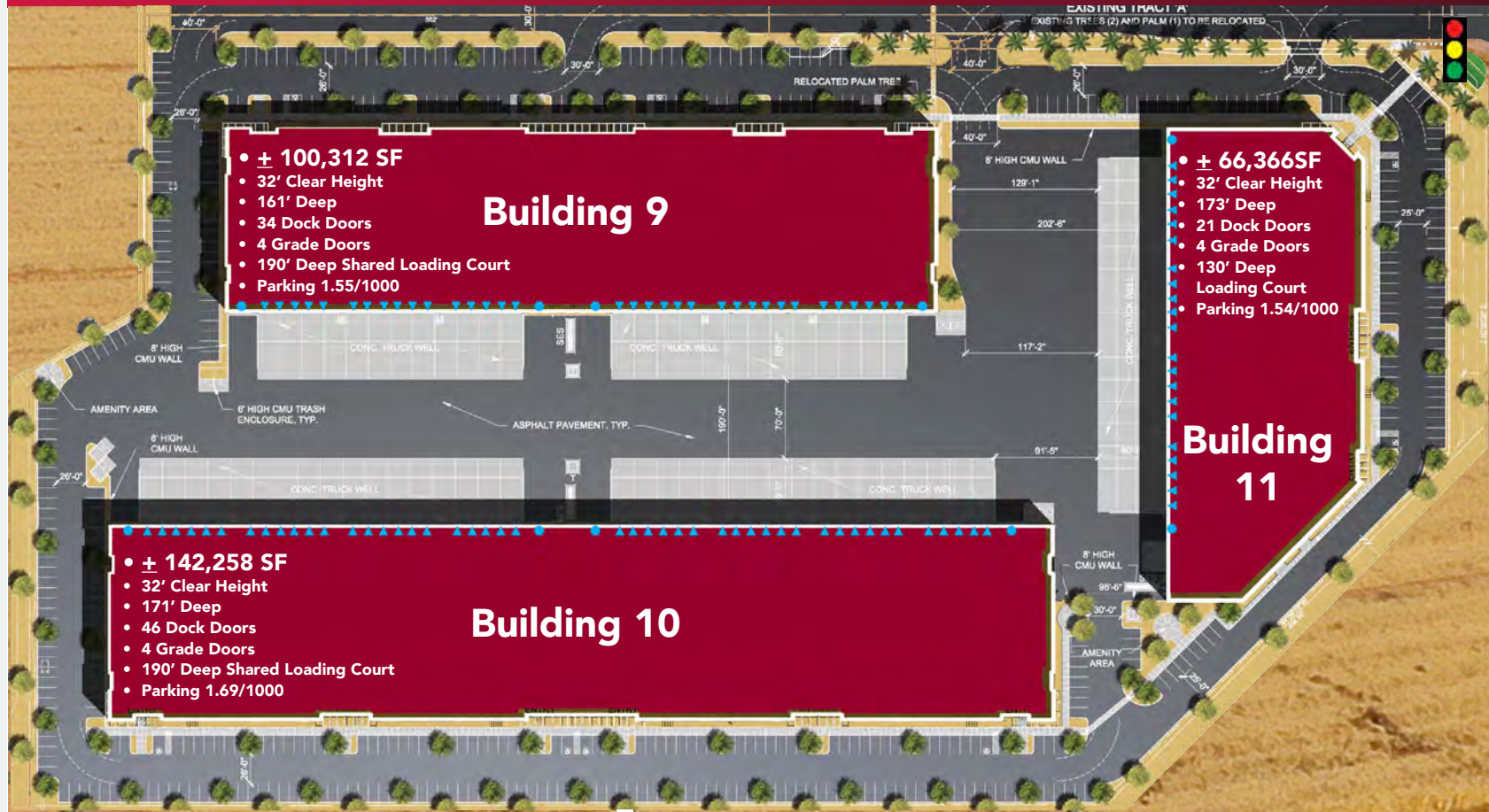
EDUCATION



Listing Broker:



Developed By:

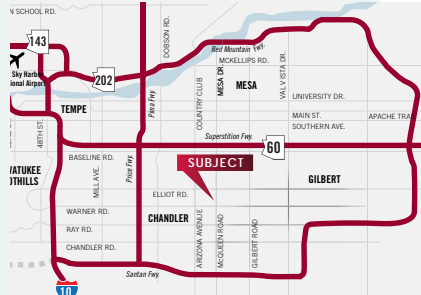


**AVAILABLE
8.25 ACRES**





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HERITAGE MARKETPLACE (2 MILES)



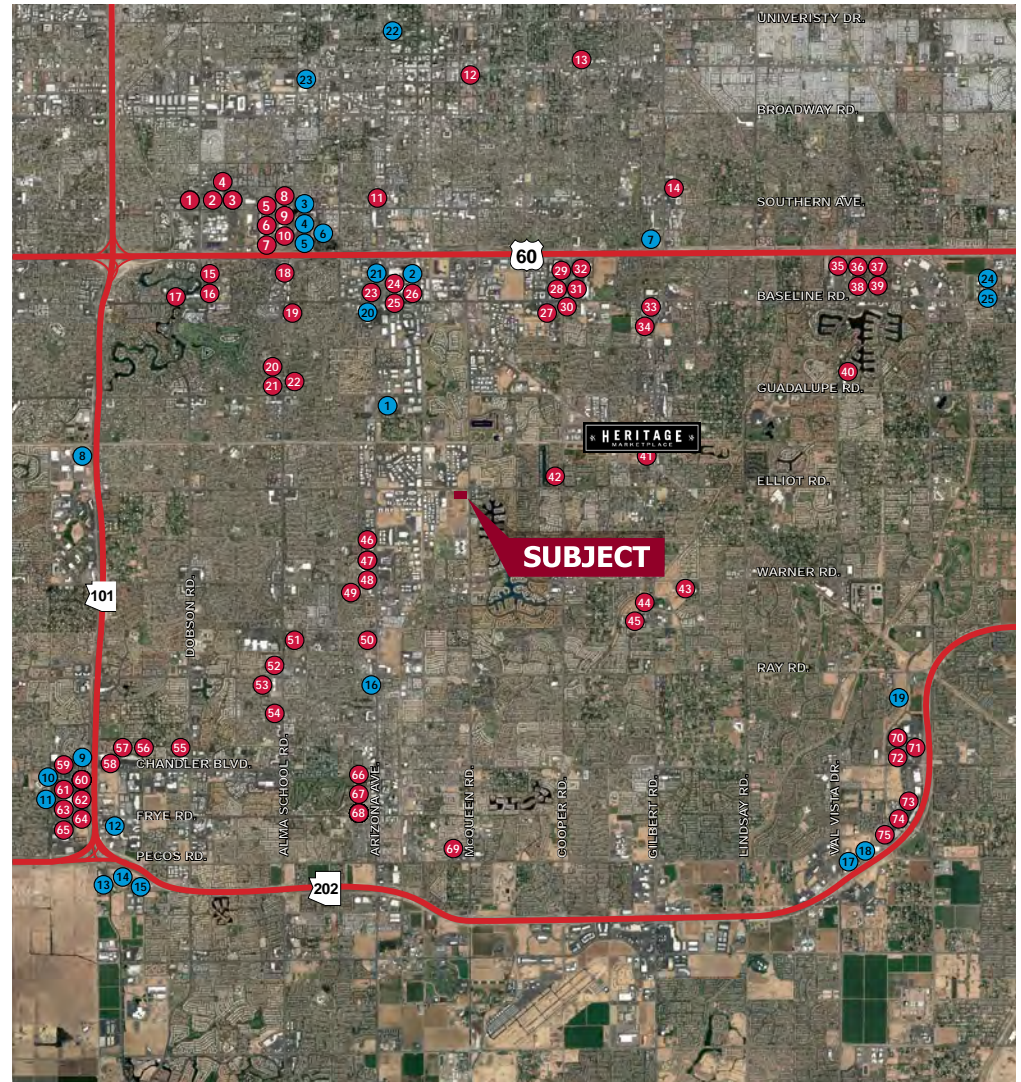
AMENITY MAP

Restaurants

- Oregano's Pizza
- Village Inn
- Pita Jungle
- Jimmy John's
- Saku Japan
- Olive Garden
- Dutch Bros
- Chipotle
- In-N-Out
- Red Lobster
- Tom's BBQ
- Pete's Fish & Chips
- Denny's
- Cici's Pizza
- Jamba Juice
- Macayo's
- Old Chicago
- Applebee's
- Angry Crab Shack
- Dickey's BBQ
- McDonald's
- Streets of NY
- Waffle House
- Panda Express
- Culver's
- Jason's Deli
- Bobby Q
- Red Robin
- Rubio's
- Texas Roadhouse
- Mellow Mushroom
- Black Bear Diner
- Barro's Pizza
- RA Sushi
- Sauce Pizza & Wine
- Pei Wei
- Wildflower Bread Co.
- Burger-Fi
- Einstein Bros.
- Postino's East
- Blimpie's
- Over Easy
- IHOP
- Buffalo Wild Wings
- Jimmy John's
- Julia's Mesquite Grill
- Arby's
- Hoosier Cafe
- Pizza on 87

Hospitality

- InTown Suites
- Days Hotel
- Courtyard By Marriott
- La Quinta
- Hilton Mesa
- Fairfield Inn
- Best Western Plus
- Hilton Garden Inn
- Residence Inn By Marriott
- Hyatt Place Chandler
- Element By Westin
- Hilton Chandler
- Courtyard by Marriott
- Drury Inn
15. Homewood Suites
- Best Western Inn
- Hyatt Place Gilbert
- Holiday Inn
- Hampton Inn Gilbert
- DoubleTree By Hilton
- Extended Stay America
- Hampton Inn & Suites



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