

PG 202

POWER GATEWAY

PHASE I

FOR LEASE

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

DIVISIBLE TO ±16,966 SF

BUILDING A: **FULLY LEASED**

BUILDING B: ±66,595 SF

BUILDING C: ±85,317 SF

BUILDING D: ±35,856 SF

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

	AVAILABLE	DIVISIBLE TO	CLEAR HEIGHT	DOORS	POWER
BUILDING A 4521 E WARNER RD	LEASED	N/A	±28'	2 Grade 2 Dock High	2,400 Amps 277/480 v SES
BUILDING B 4525 E WARNER RD	±50,254 SF	±16,966 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	±35,856 SF	±14,471 SF	±28'	6 Grade 16 Dock High	2,400 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 ±3,157 SF offices in end cap spaces for buildings B & C
- ▶ 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 B | ±50,254 SF



HVAC

INSTALLATION UNDERWAY



±3,157 SF

SPEC OFFICE



2,500

AMPS AVAILABLE



±28"

CLEAR HEIGHT

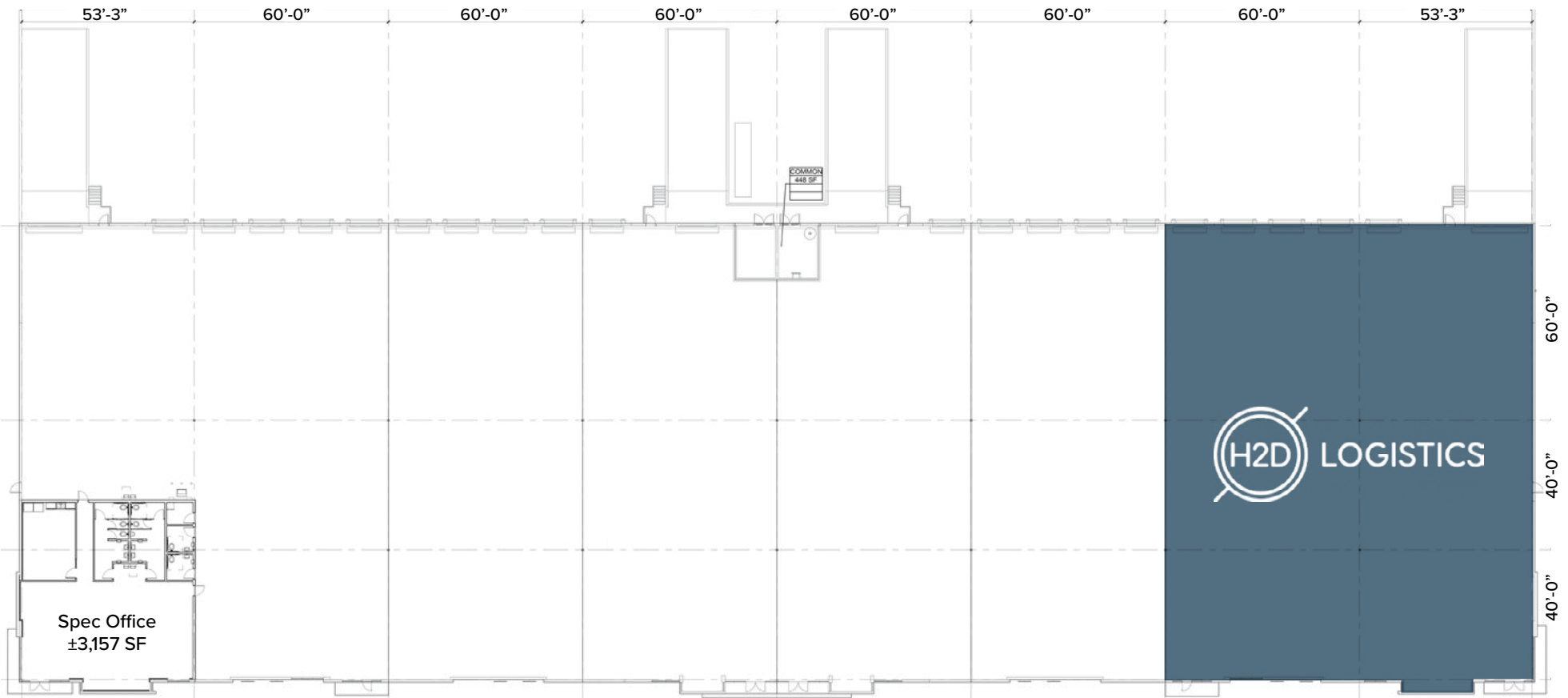


DOORS

3 GRADE
15 DOCK HIGH



VIRTUAL
TOUR



SITE PLAN NOT TO SCALE
ALL MEASUREMENTS ARE
APPROXIMATE

BUILDING C | ±85,317 SF



±3,166 SF

SPEC OFFICE AVAILABLE



3,000

AMPS AVAILABLE



±32"

CLEAR HEIGHT

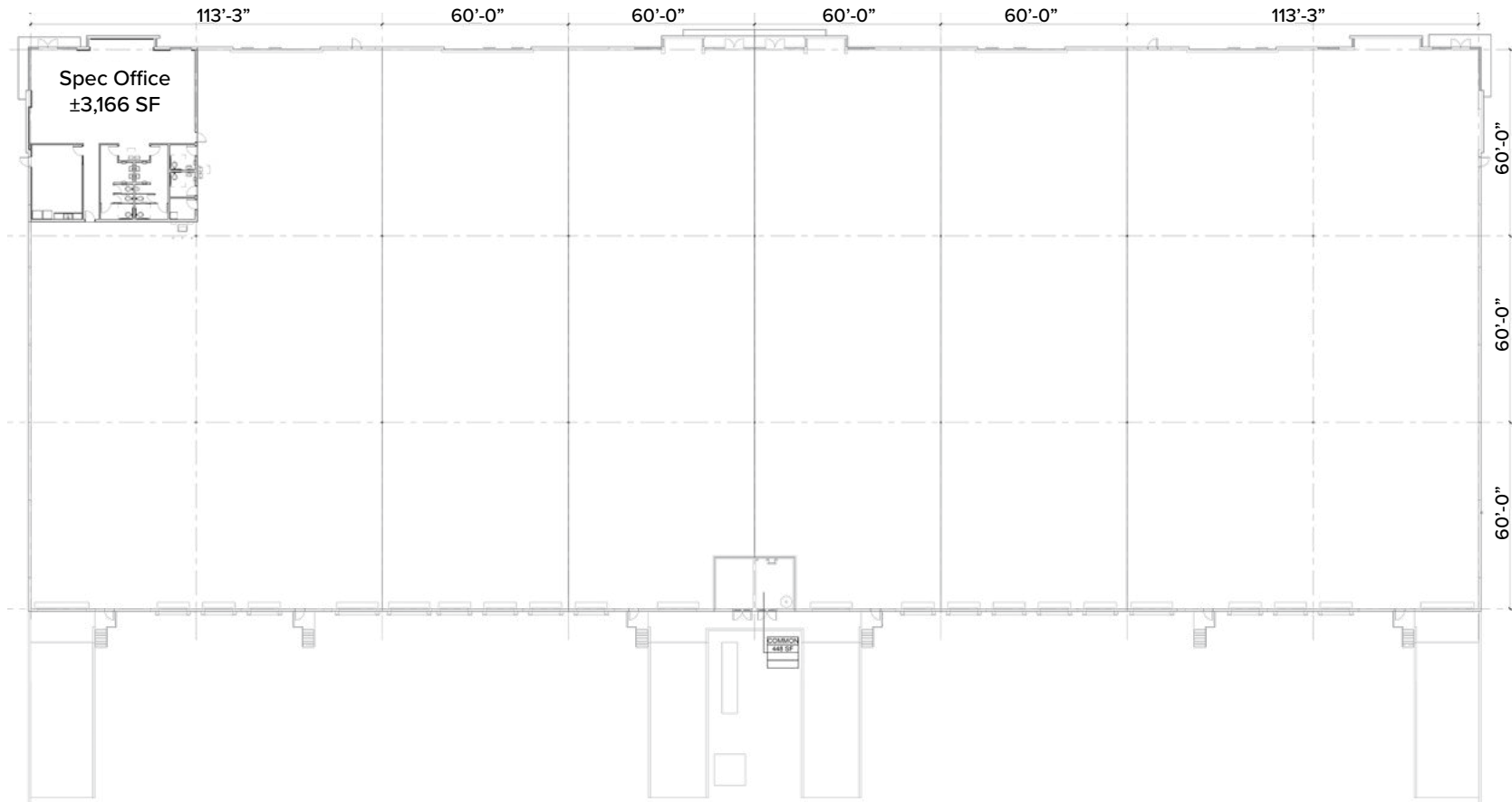


DOORS

4 GRADE
20 DOCK HIGH



**VIRTUAL
TOUR**



**SITE PLAN NOT TO SCALE
ALL MEASUREMENTS ARE
APPROXIMATE**

AREA INFORMATION



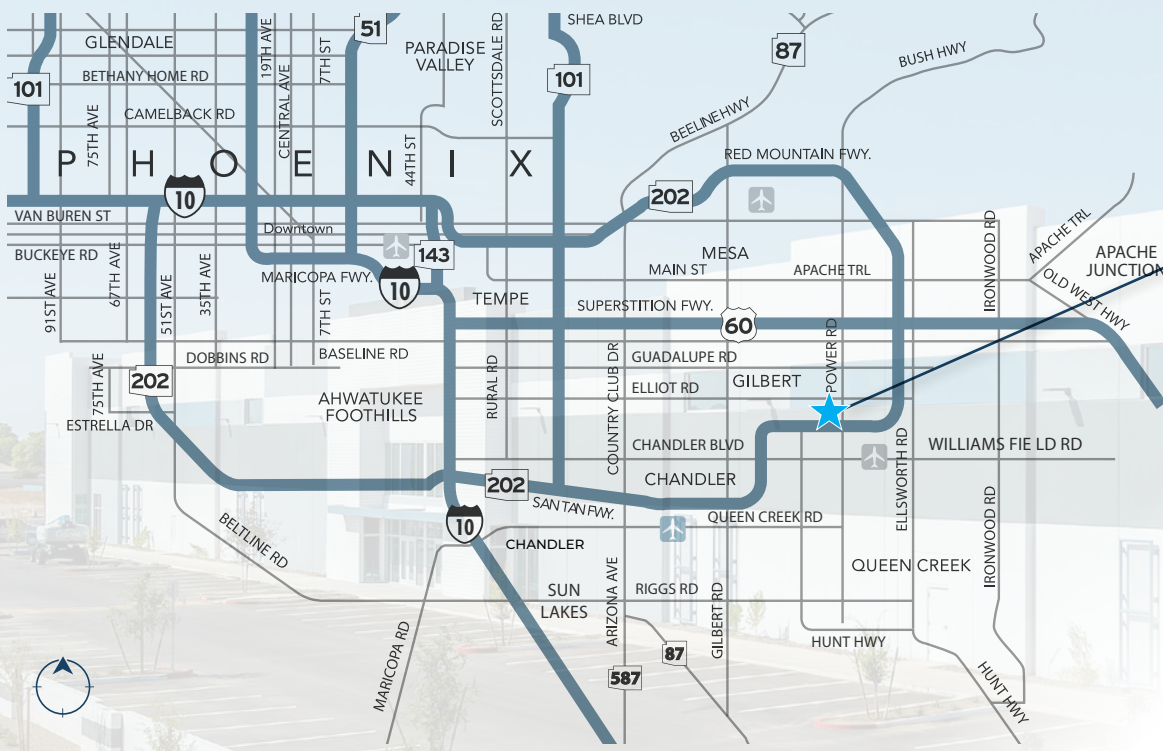
- Target
- The UPS Store
- Bank of America
- Applebee's
- Subway
- Wendy's
- Chick-fil-A
- Jersey Mike's Subs
- Starbucks
- Rubio's
- Native Grill & Wings

NOT TO SCALE, ALL MEASUREMENTS ARE APPROXIMATE



5 MINUTE DRIVE
40+ RESTAURANTS

28 MINUTE DRIVE TO SKY HARBOR AIRPORT



PG POWER GATEWAY 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

PLEASE CONTACT:
MIKE PARKER
 Executive Vice President
 +1 602 614 7877
 mike.parker6@cbre.com

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