



FOR SALE / LEASE | INDUSTRIAL

FREESTANDING RETAIL/WAREHOUSE

240 N Gilbert Rd , Mesa, AZ 85203

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Sale Price:	\$437,500
Lot Size:	0.3 Acres
Building Size:	3,500 SF
Zoning:	LC- Limited Commercial
Cross Streets:	Gilbert and University

LOCATION OVERVIEW

Freestanding Retail/ Warehouse with Gilbert Rd frontage. Centrally located 3 miles from the US-60, Loop 202 Red Mountain Fwy, and State Route AZ

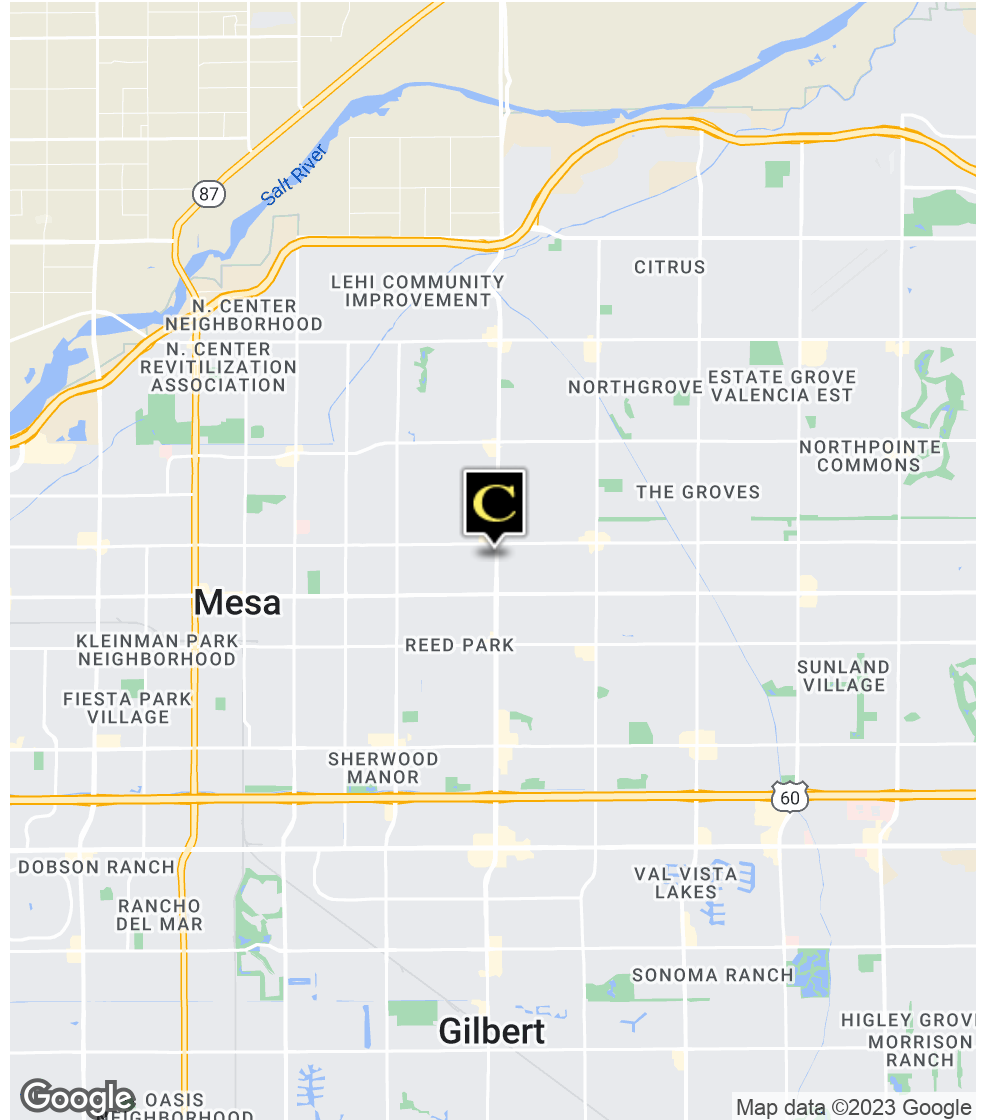
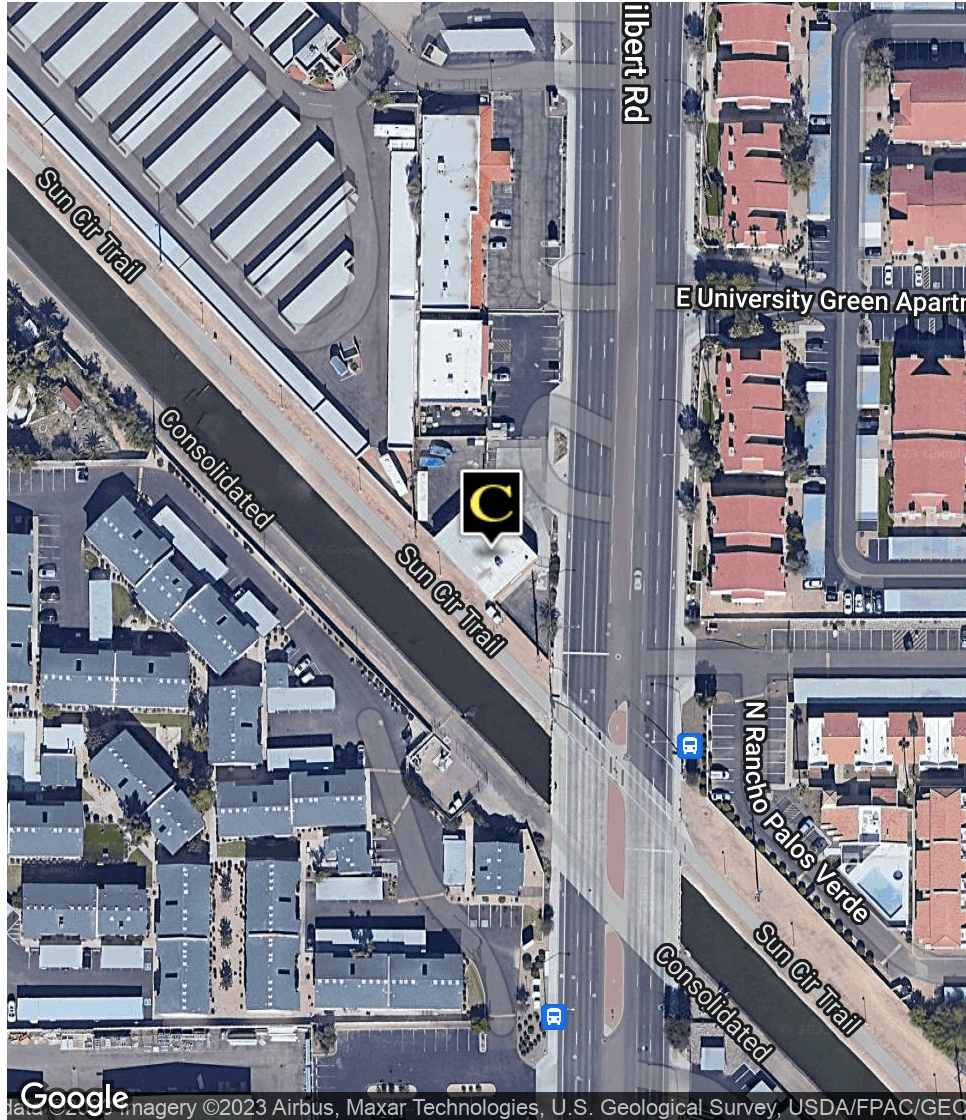
PROPERTY HIGHLIGHTS

- 3,500 SF Freestanding Warehouse for Lease for \$12/SF MG or Sale for \$437,500
- Buildout Includes Fully Air-Conditioned Warehouse with 10x12 Roll-up Door, 1 Office, Restroom, and Gated Yards
- Building Signage Available
- Gilbert Rd Frontage with over 33,600 VPD
- Centrally located 3 miles from the US-60, Loop 202 Red Mountain Fwy, and State Route AZ

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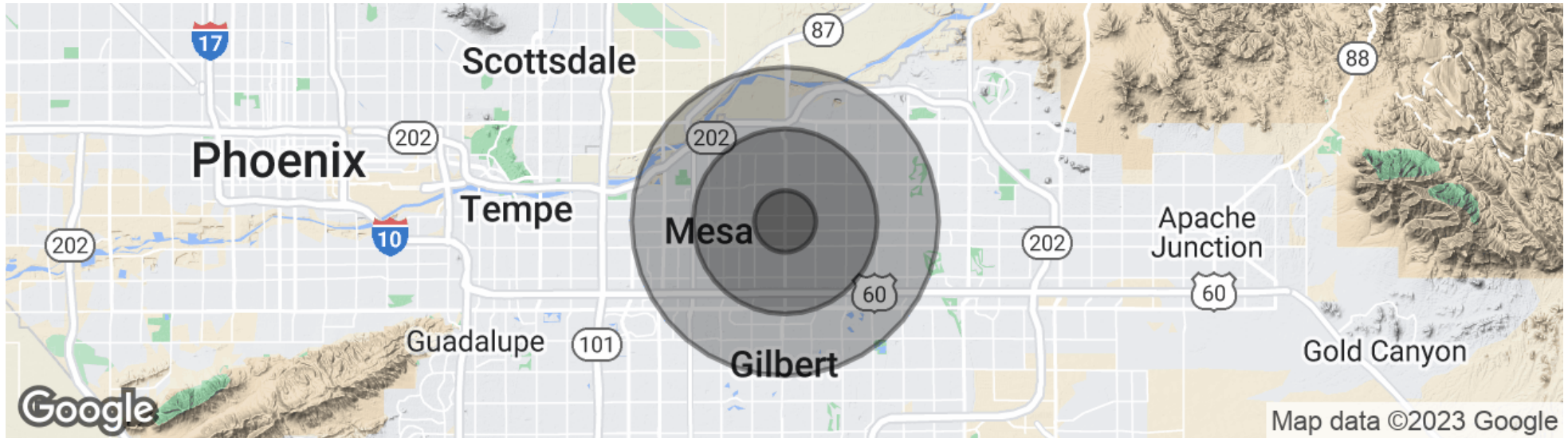
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	20,485	150,059	323,528
Median age	31.3	33.6	34.3
Median age (Male)	29.7	32.5	33.4
Median age (Female)	33.5	35.1	35.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,086	53,171	117,134
# of persons per HH	2.9	2.8	2.8
Average HH income	\$50,823	\$61,256	\$62,827
Average house value	\$157,250	\$186,553	\$212,960

* Demographic data derived from 2020 ACS - US Census

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