



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

# ±20,060 SF FREESTANDING INDUSTRIAL BUILDING WITH YARD

1456 W. Scott Ave.  
Gilbert, AZ

## FOR SALE OR LEASE

Sale Price: \$2,300,000

Lease Rate: \$0.65/SF NNN

±20,060 SF Building

±2,800 SF of Office  
4 Private Offices  
Conference Room  
Break Room

±0.94 Acre Lot

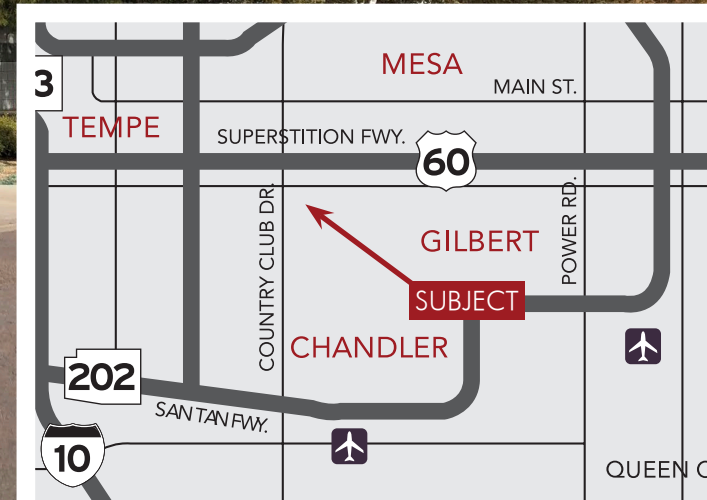
Zoned L-1, Town of Gilbert

Parcel # 302-12-463

2 12'x12' Grade Level Doors

Large Fenced Yard

Property Taxes:  
Calendar Year 2018:  
\$17,463.76



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## PATRICK SHEEHAN

480.214.9405  
Patrick@RGcre.com

## MAX SCHUMACHER

480.214.9403  
Max@RGcre.com





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2 Grade Level Doors

14'-16' Clear Height

Shipping Office

Shop Restrooms

New Office AC

Surveillance Cameras

400 Amps, 3 Phase

Located in Fiesta Ranch  
Commerce Park

1.5 Miles to US 60  
(Full Diamond Interchange)

EVAP Cooled Warehouse

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.



Warehouse



Large Fenced Yard

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