



FOR LEASE | INDUSTRIAL

# 1020 E Gilbert Dr

1020 E Gilbert Dr | Tempe, AZ 85288

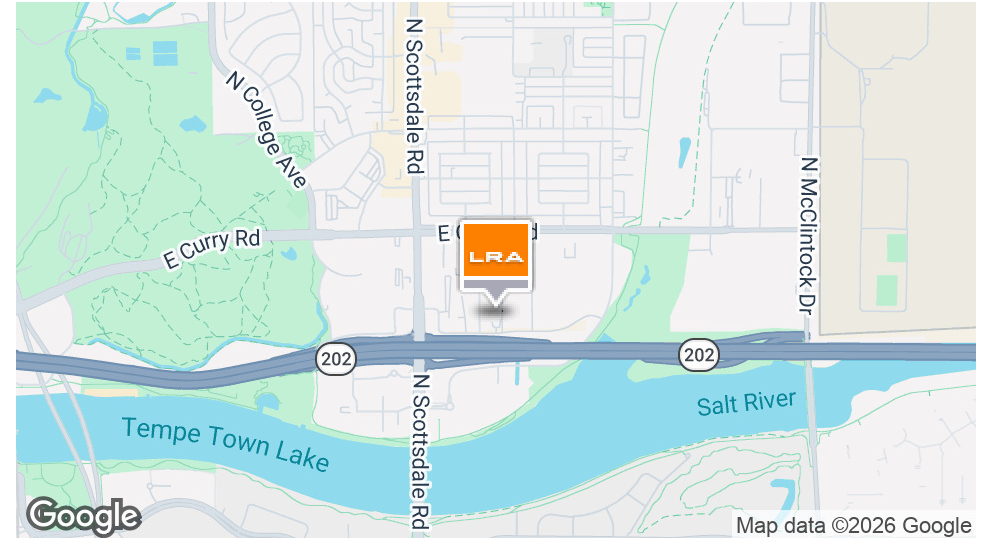
PRESENTED BY:

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**LRA**

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## OFFERING SUMMARY

|                  |                         |
|------------------|-------------------------|
| Lease Rate:      | \$7,500 per month (NNN) |
| Building Size:   | 2,432 SF                |
| Available SF:    | 2,432 SF                |
| Lot Size:        | 23,374 SF               |
| Number of Units: | 1                       |
| Year Built:      | 1974                    |
| Zoning:          | IND-2                   |

## PROPERTY OVERVIEW

Available 3 Phase powered Warehouse with 5 Overhead Doors In and Out, located highly desirable county island zoned for Industrial Use. Air conditioned office space with 1.5 Bath. Gated Outdoor Yard space with large 3,500sf covering and newly replaced lighting. Great visibility from the Freeway and easy access with multiple points of entry to property. Recently Renovated Roof.

## PROPERTY HIGHLIGHTS

- Air Conditioned Office with Private Bathroom
- Excellent Visibility
- Renovated Roof
- 3 Phase Power
- 5 Bay Doors
- Gated Yard with Easy Access





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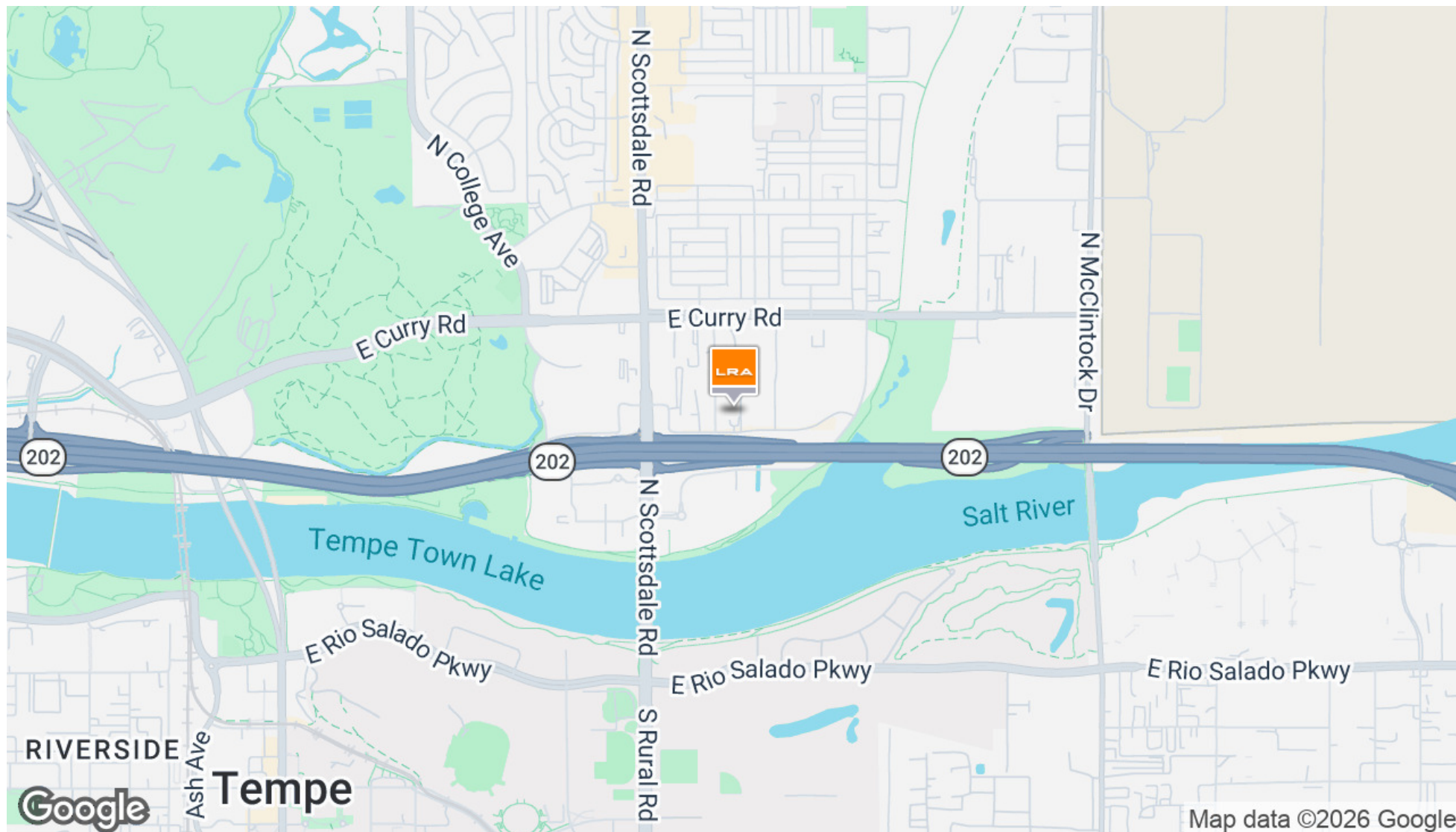


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## POPULATION

|                      | 1 MILE | 10 MILES  | 30 MILES  |
|----------------------|--------|-----------|-----------|
| Total Population     | 9,632  | 1,137,225 | 4,336,858 |
| Average Age          | 27.1   | 35.4      | 37.7      |
| Average Age (Male)   | 26.9   | 34.8      | 36.9      |
| Average Age (Female) | 26.7   | 36.4      | 38.6      |

## HOUSEHOLDS &amp; INCOME

|                     | 1 MILE    | 10 MILES  | 30 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,348     | 489,563   | 1,741,299 |
| # of Persons per HH | 2.2       | 2.3       | 2.5       |
| Average HH Income   | \$63,224  | \$80,754  | \$83,232  |
| Average House Value | \$264,819 | \$287,838 | \$283,084 |

2020 American Community Survey (ACS)

