

210-240 North Pasadena Street



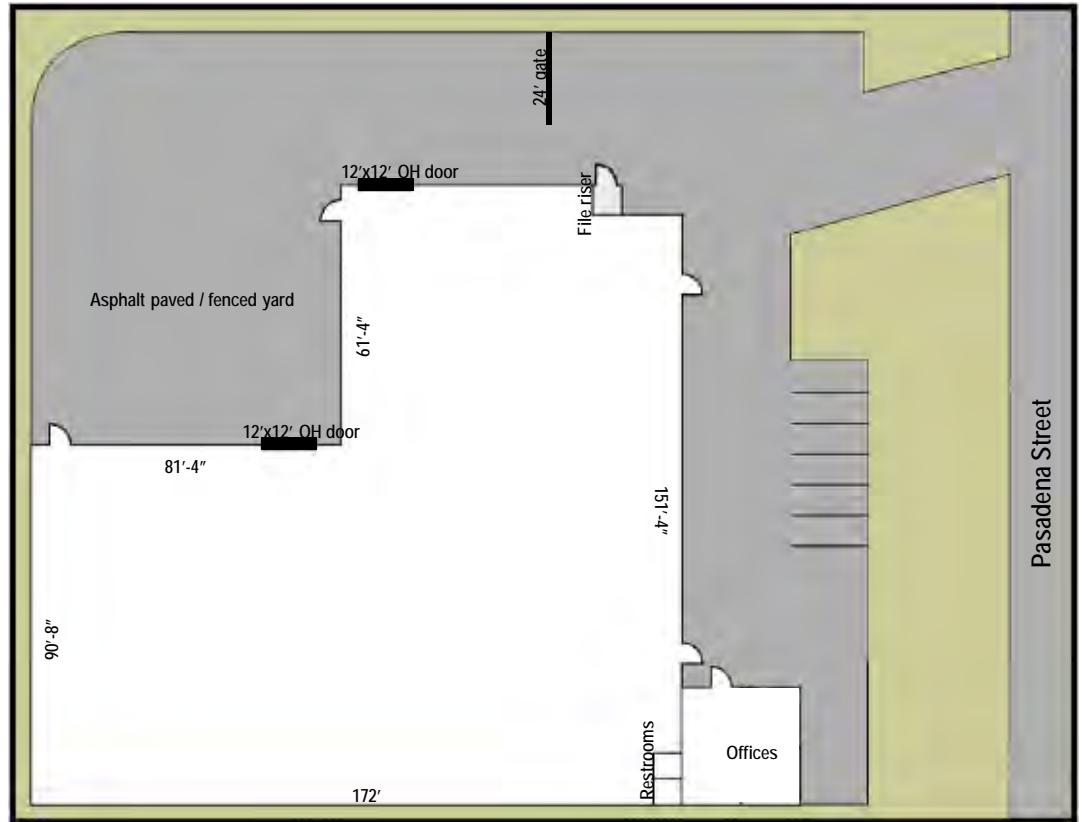
±24,650 s.f. | Gilbert, Arizona
freestanding buildings available for sale or lease



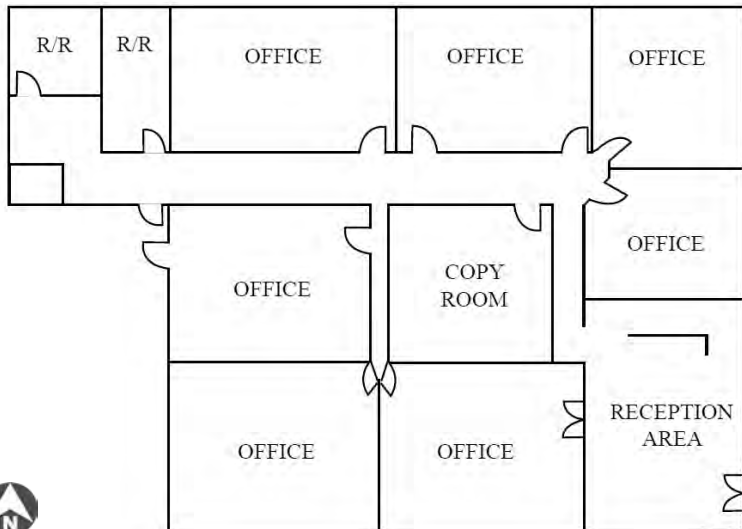
210 North Pasadena Street

- ±22,140 s.f. freestanding warehouse / manufacturing building
- ±1,024 s.f. air conditioned office
- Lot size: 1.2 acres
- Additional 0.6 acres available for storage / trailer parking with a ±4,500 s.f. canopy (not included in building s.f.)
- Power: 1200 amps 120/208v, 3 phase
- 14-17' clear height
- 2 grade level loading doors (12'x12')
- Fire sprinklers
- Insulated roof deck with white cap sheet
- Fenced / secure paved yard
- 30 parking spaces
- LI (Light Industrial) zoning

210 North Pasadena Street



240 North Pasadena Street



240 North Pasadena Street

- ±2,510 s.f. office space
- Lot size: 0.60 acres
- Year built: 1997
- Fenced / secure paved yard
- 28 parking spaces
- LI (Light Industrial) zoning

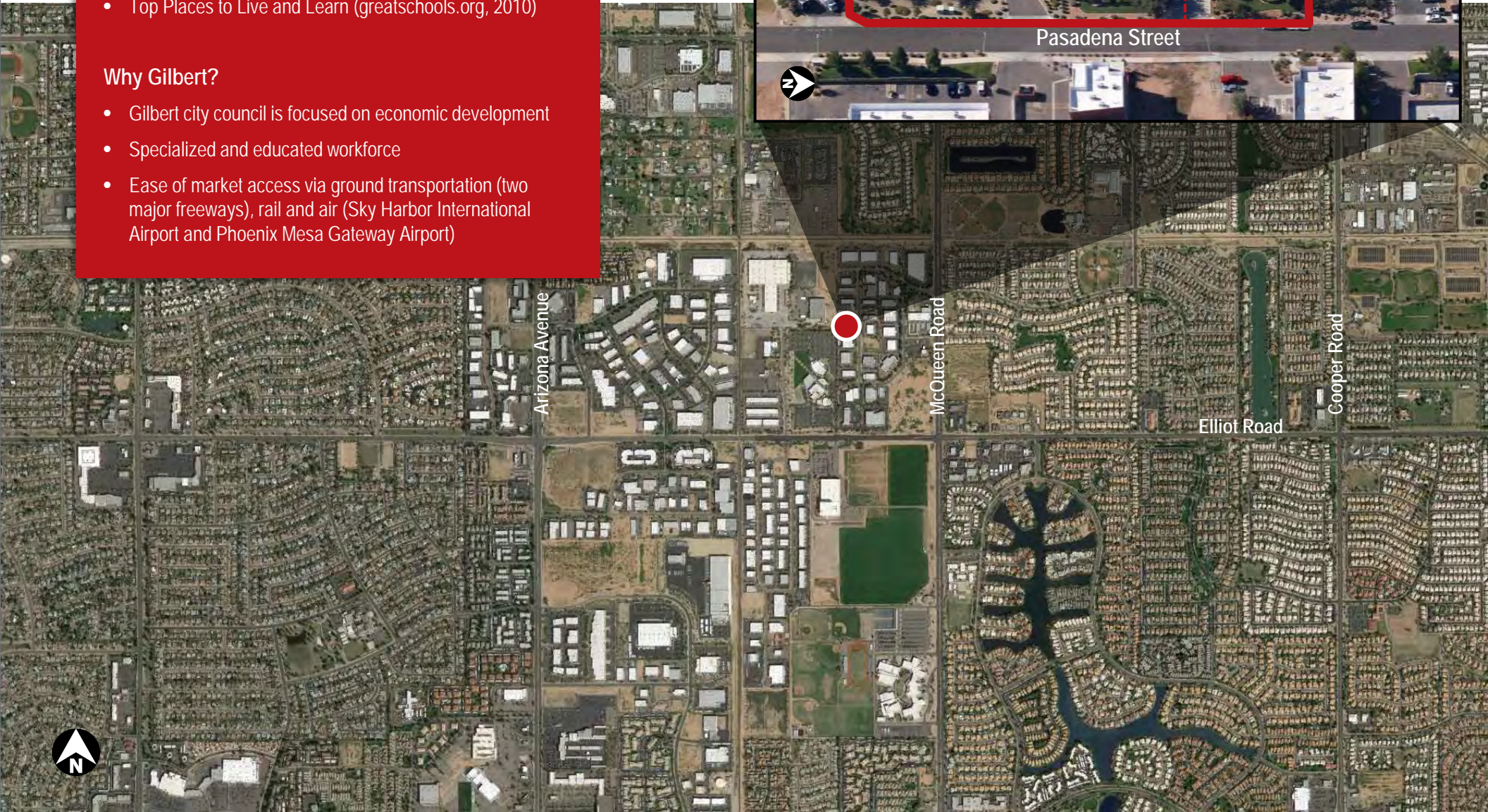
freestanding buildings

Gilbert ratings and rankings

- 33rd Best Place to Live in the United States (CNN/Money Magazine, 2012)
- Fastest Growing Community in Arizona (Home Builders Association of Central Arizona, 2012)
- 5th Safest City in the United States (BusinessInsider.com, 2011)
- Top Places to Live and Learn (greatschools.org, 2010)

Why Gilbert?

- Gilbert city council is focused on economic development
- Specialized and educated workforce
- Ease of market access via ground transportation (two major freeways), rail and air (Sky Harbor International Airport and Phoenix Mesa Gateway Airport)



Multi-modal access to key western US markets
Less than a day travel



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Arizona Competitiveness

- Quality jobs income tax credits
- Job training reimbursable grants
- R&D tax credit
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule



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