

**240 S. McQUEEN ROAD**  
GILBERT, ARIZONA

**FOR LEASE**

Q2 2027 DELIVERY



## **BUILDING 8:** **±100,901 SF**

### **BUILDING FEATURES    PARK FEATURES**

- DIVISIBLE ±16,804 SF (2 BAYS)
  - 32' CLEAR HEIGHT
  - 50'x52' COLUMN SPACING
  - 60' SPEED BAYS
  - 2 DRIVE IN DOORS
  - 38 DOCK DOORS
  - 130' LOADING COURT
  - 3000 AMPS 277/480V
  - 1.5/1000 PARKING
- ±7.3661 ACRES FOR BUILD TO SUIT
  - ZONED LI - TOWN OF GILBERT
  - EASY ACCESS TO US-60
  - LARGE EMPLOYMENT BASE NEARBY
  - MULTIPLE INGRESS/EGRESS LOCATIONS



**GILBERT**  
SPECTRUM



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