

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**



LEE & ASSOCIATES
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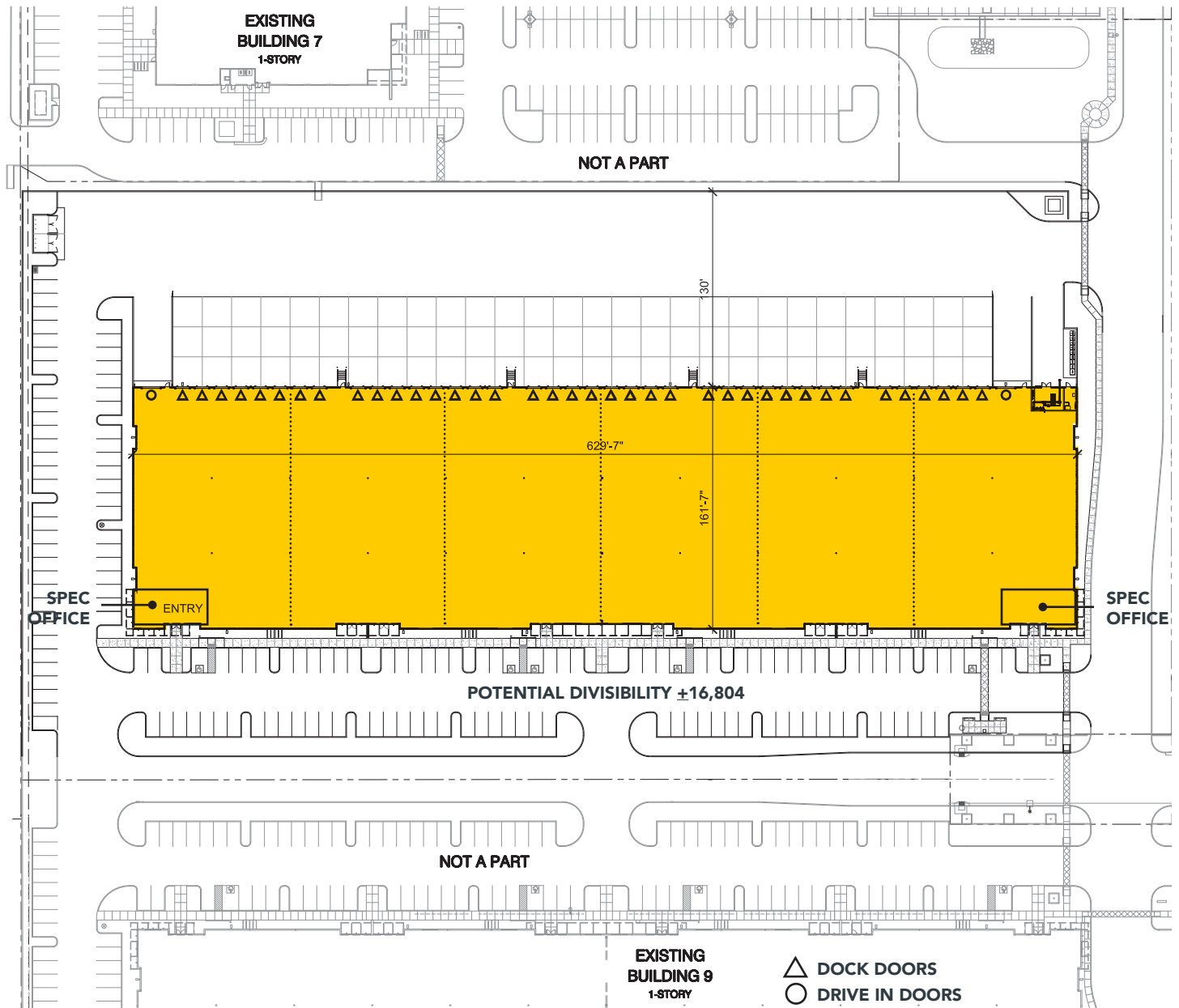
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