



## GERMANN & SILVERADO, GILBERT, AZ



For additional information:

**STEVE LARSEN, SIOR, CCIM**  
Senior Managing Director  
+1 602 282 6299  
steve.larsent@jll.com

**KYLE WESTFALL, SIOR**  
Managing Director  
+1 602 282 6297  
kyle.westfall@jll.com



ATLAS







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### PROPERTY FEATURES

- **Building Size:** ±60,675 SF with ±3.4 acre additional yard/outside storage
- **Site Size:** ±8.15 acres
- **Dock Doors:** 15
- **Grade Level Doors:** 2
- **Office:** ±5,000 SF
- **Zoning:** LI, City of Gilbert
- **Auto Parking:** 51 spaces
- **161' building depth**
- **Loop 202 visibility**
- **Direct access to Loop 202 Freeway via Gilbert Rd. and the new Lindsay Road / Loop 202 interchange**
- **3.5M SF of retail amenities at Gilbert Rd./Germann Rd. intersection**



NORTH ➤

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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

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