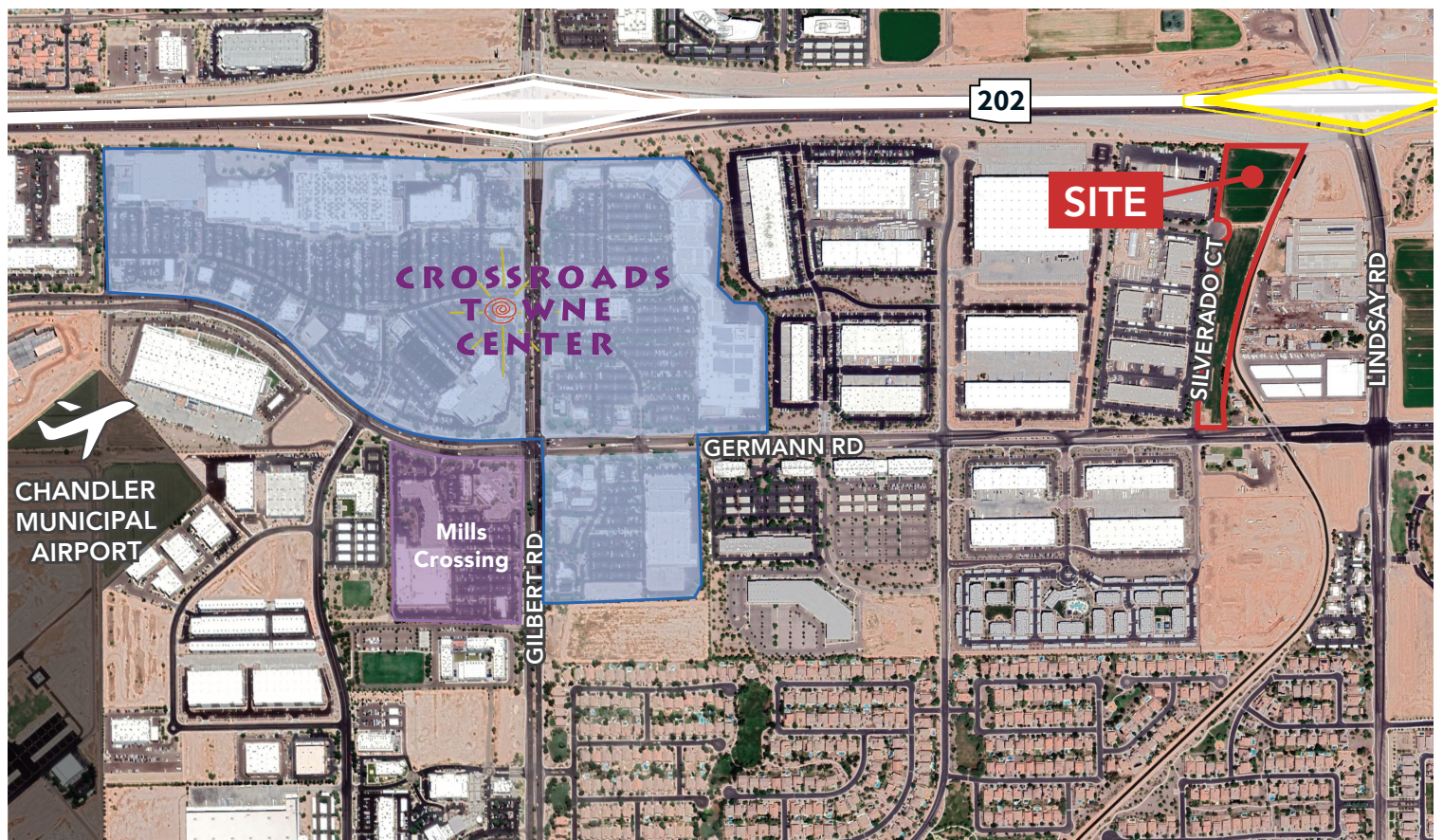




## GERMANN & SILVERADO, GILBERT, AZ



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ATLAS







## GERMANN & SILVERADO, GILBERT, AZ

### PROPERTY FEATURES

- **Building Size:** ±63,600 SF with ±3.4 acre additional yard/outside storage
- **Site Size:** ±8.15 acres
- **Dock Doors:** 8
- **Grade Level Doors:** 4
- **Zoning:** LI, City of Gilbert
- **Auto Parking:** 51 spaces
- **240' 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**



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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.

V - 9/28/2022