

1503 W SAN PEDRO ST

GILBERT, AZ 85233



68,790 SF Industrial Building For Sublease



Sublease Overview



Rental Rate
Call for Pricing



Master Lease Expiration
4/30/2028

Features

68,790 SF
Space Available

24-26'
Clear Height

2,500 amps
Power

±9,000 SF
Two-Story Office Space

100% HVAC
Cooling

LI, Gilbert
Zoning



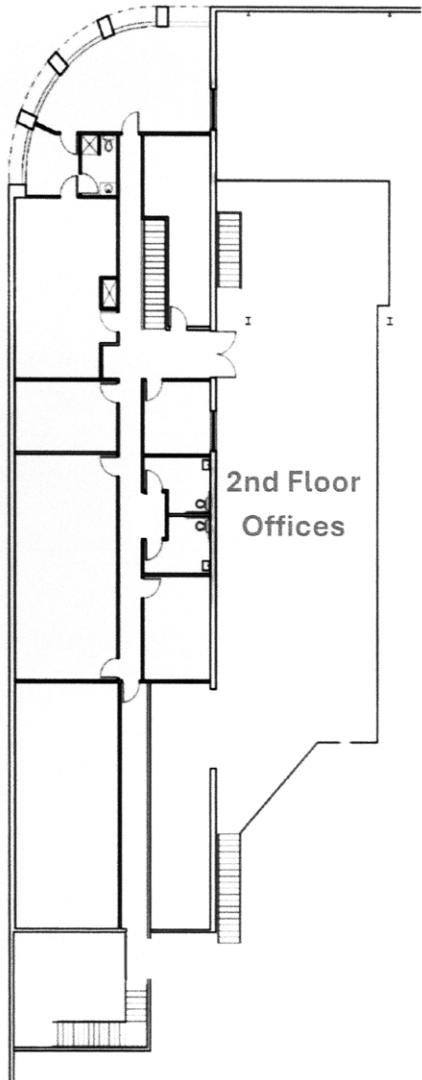
Site Features



ELECTRICAL DISTRIBUTION AND COMPRESSED AIR THROUGHOUT WAREHOUSE



Floor Plan



1503 W SAN PEDRO ST / GILBERT, AZ 85233

Location

Overview

Situated in Gilbert's established North Gilbert industrial corridor, 1503 W San Pedro St offers a strategic Southeast Valley location with excellent regional connectivity. The property benefits from direct access to U.S. 60 and S.R. 87, connecting tenants to the greater Phoenix metropolitan area. The surrounding San Pedro Street corridor is home to an active mix of light industrial, manufacturing, and contract manufacturing users, reflecting the area's long-standing appeal for warehouse, distribution, and production tenants.

Corporate Neighbors

Sigler

dish

ORKIN

carter's

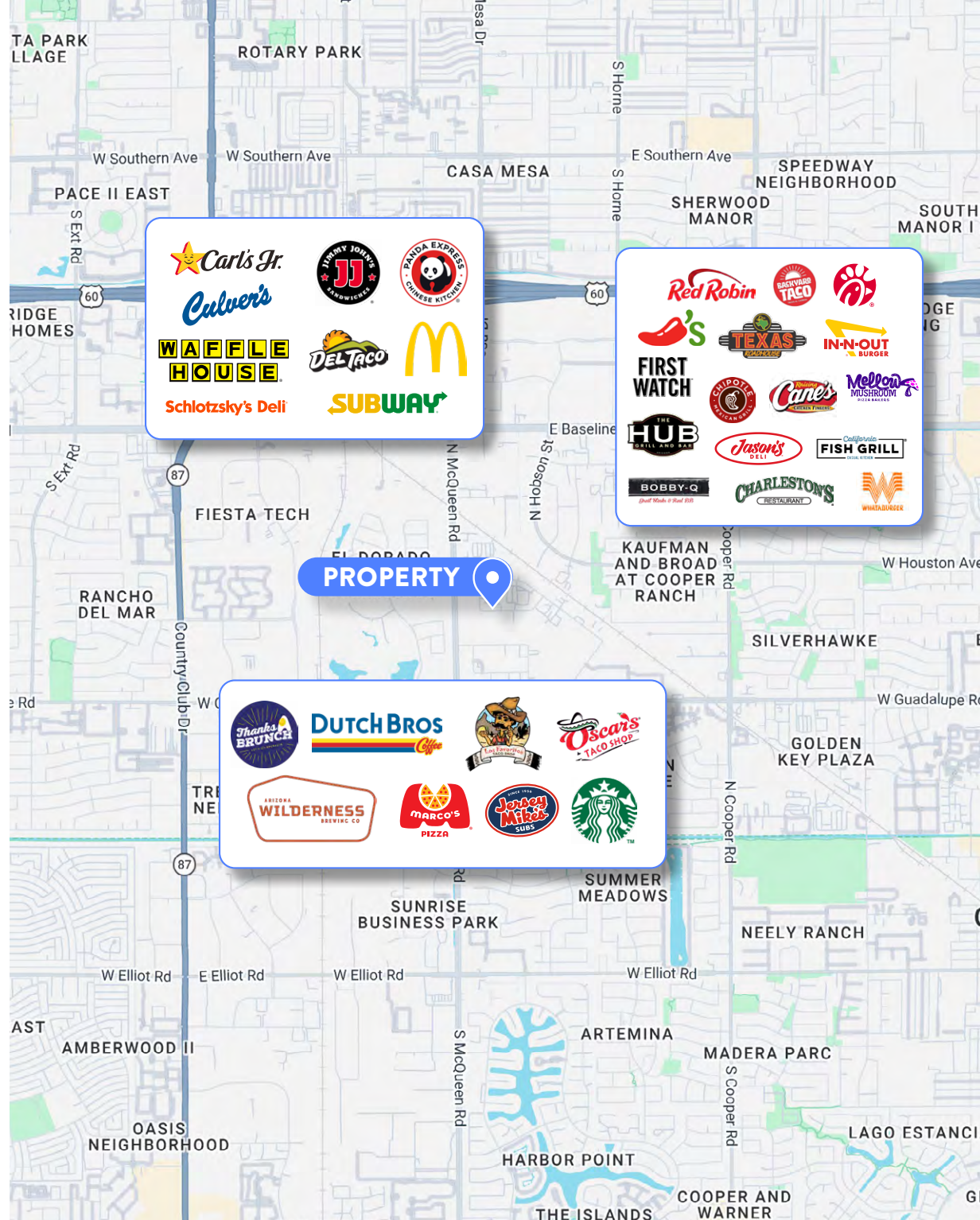
NORTHROP GRUMMAN

► Benchmark

TERMINIX

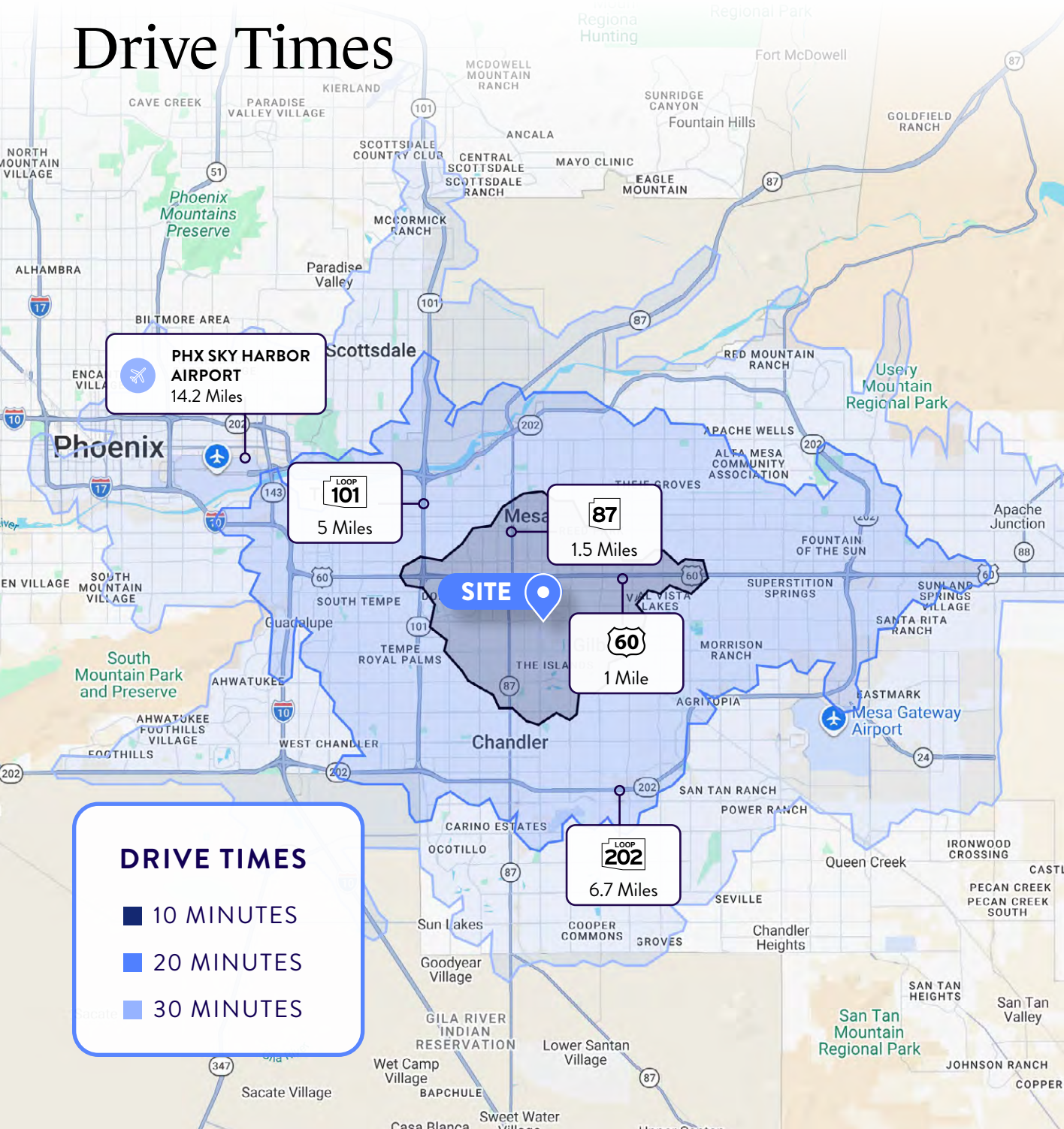
Orbital ATK

SMART START



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Drive Times



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