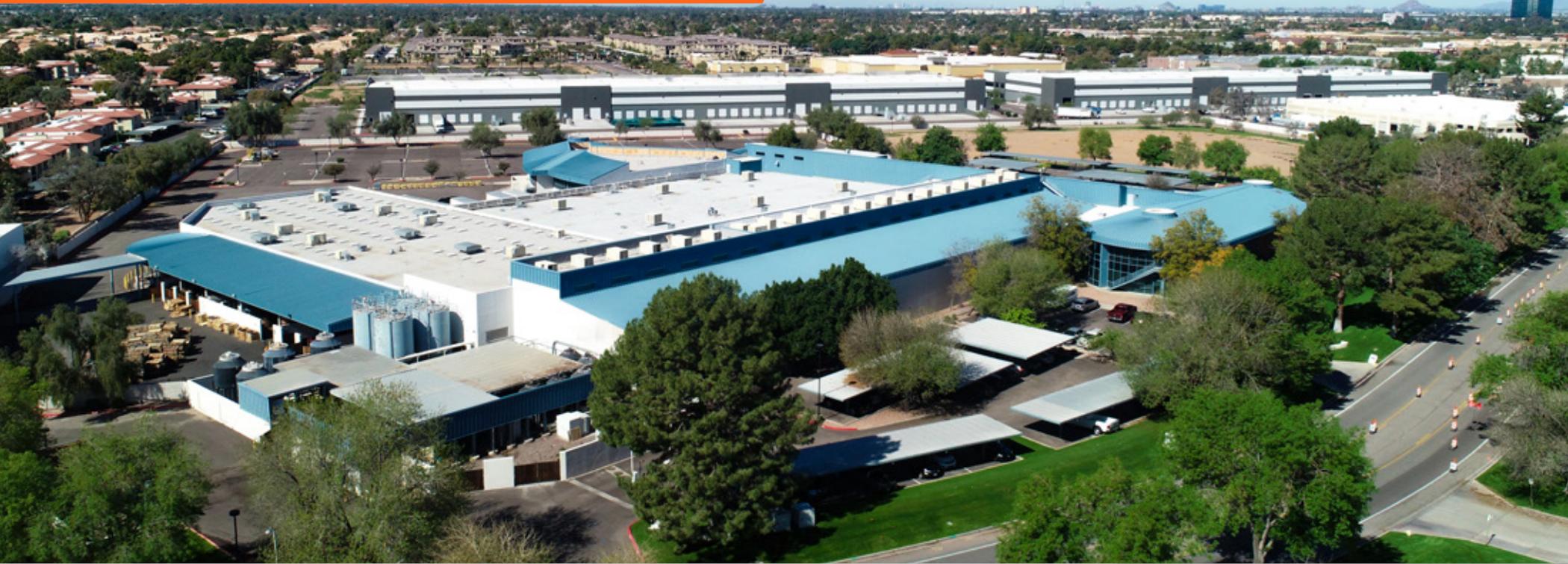


**AVAILABLE FOR SALE OR LEASE**

GILBERT MANUFACTURING/WAREHOUSE CAMPUS



# Fiesta Tech Center

1250-1300 North Fiesta Boulevard | Gilbert, Arizona

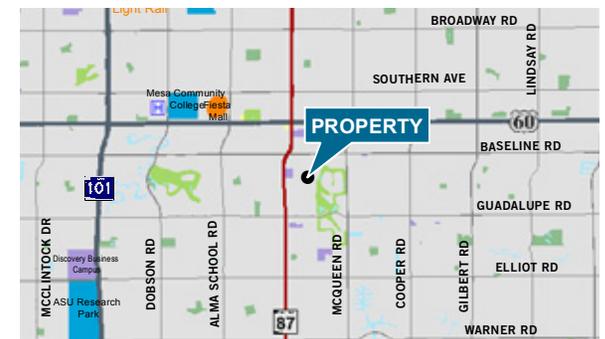


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## 1300-1250 Fiesta Blvd

- ±245,000 SF Manufacturing facility in two buildings in high-image industrial park
- ±200,000 SF Manufacturing building (1300 Fiesta) with ceiling heights from ±14' to ±24' clear height (±51,475 SF built-out, two-story office)
- ±45,072 SF Freestanding evap. cooled distribution warehouse with ±21'6" clear height (1250 Fiesta)
- 15.6 acre site with 4.32 acres of unimproved land
- Two 3,200 amps, 277/480v electrical service (SES) at 1300 building
- 13 Dock-high loading doors with four mechanical levelers
- 8 Grade-level loading doors
- 8 Overhead cranes with two, 5-ton capacity and six, 3-ton capacity
- Two office elevators and one freight elevator with 3,000 lb. capacity
- Mechanical Plant: Chiller system and underground tunnel utility chase
- Built in 1987; concrete tilt construction: Expanded 1994/1995 and 1997
- 535 Secured parking spaces
- Covered storage area and mechanical yard
- Zoning: L-I, Light Industrial, Town of Gilbert
- **1300-1250 Fiesta : For Sale or For Lease**

### Pricing:

#### 1250 Warehouse Bldg:

- Lease rate - \$0.58
- Sale price - \$100/SF - \$4.5 million

#### 1300 Mfg. Bldg:

- Lease rate - \$0.48
- Sale price - \$72.50/SF - \$14.5 million

#### Land:

- Sale price - \$8.25/Land SF - \$1.55 million

**Combined price of buildings - \$19.0 million**

**Combined price of buildings with Land - \$20.55 million**

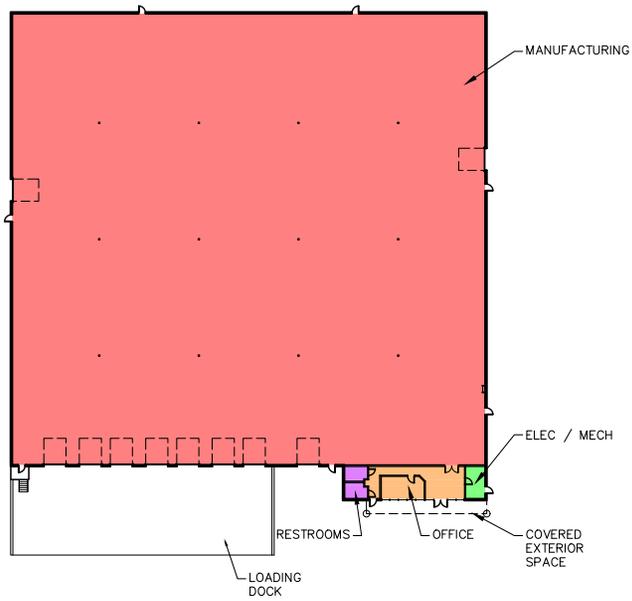
# Fiesta Tech Center

1250-1300 North Fiesta Boulevard | Gilbert, Arizona



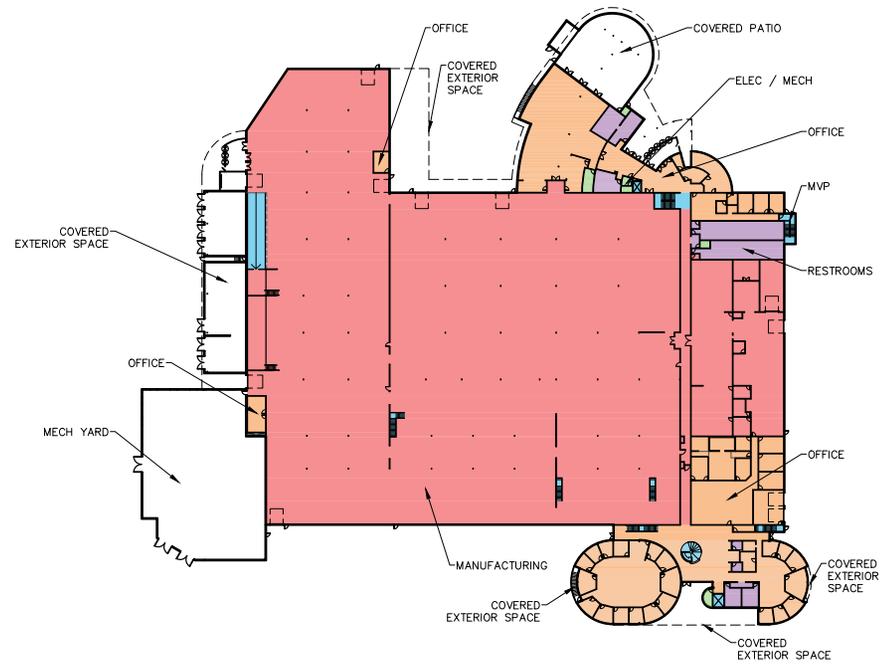
## 1250 Building Floorplan

±45,072 SF

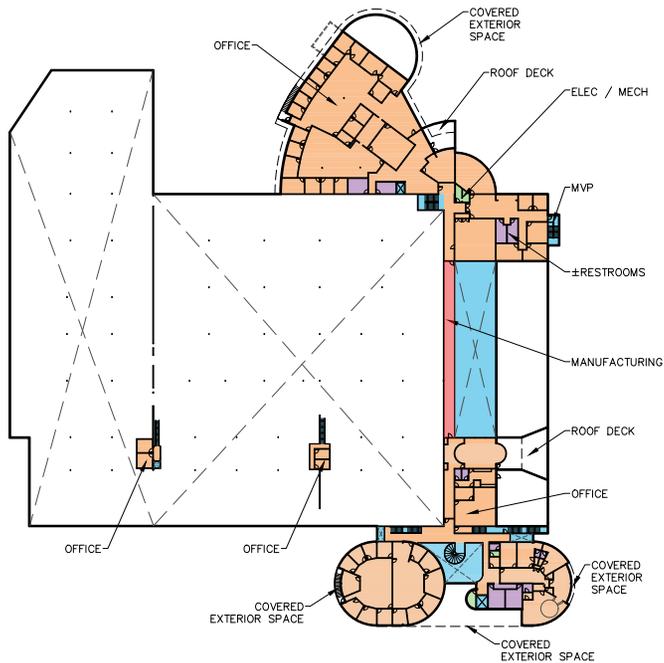


## 1300 Building - 1st Floorplan

±200,000 SF



## 1300 Building - 2nd Floorplan



NOT TO SCALE  
ALL MEASUREMENTS ARE APPROXIMATE

# Fiesta Tech Center

1300 North Fiesta Boulevard | Gilbert, Arizona



## Project Highlights

- 1250/1300 N. Fiesta Blvd:  $\pm 245,000$  SF
- One Manufacturing Plant of  $\pm 200,000$  SF and One Warehouse of  $\pm 45,000$  SF
- Available in total, or parts
- Parking for over 535 cars / some covered
- Large paved yard area, fully fenced

## Corporate Neighbors

- Northrop Grumman/Orbital
- Curtiss-Wright
- Empire Machinery
- Go-Daddy
- Mapfre Insurance

## Town of Gilbert

- 250,000 population
- Median age of 33
- Well educated workforce; over 50% of adults with college degrees
- 2nd Highest Average Income in Metro Phoenix

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