

LAND FOR SALE: \$349,000 (\$8.83 PSF)

904 W. GUADALUPE RD | GILBERT, ARIZONA 85233

- ±39,526 SF (±0.91 Acre) Vacant Industrial Land
- West of NWC Cooper Rd & Guadalupe Rd
- South of Southern Pacific Rail Road
- Approved Plans for (2) ±15,534 SF Buildings
- Parcel #302-12-531A
- Less Than 2 Miles From US-60



Leroy Breinholt
480.966.6593 (D)
602.377.4687 (M)
lbreinholt@cpi.az.com

David Bean
480.214.1105 (D)
480.299.5964 (M)
dbean@cpi.az.com

Cory Sposi
480.621.4025 (D)
480.586.1195 (M)
csposi@cpi.az.com



Locally Owned. Globally Connected.

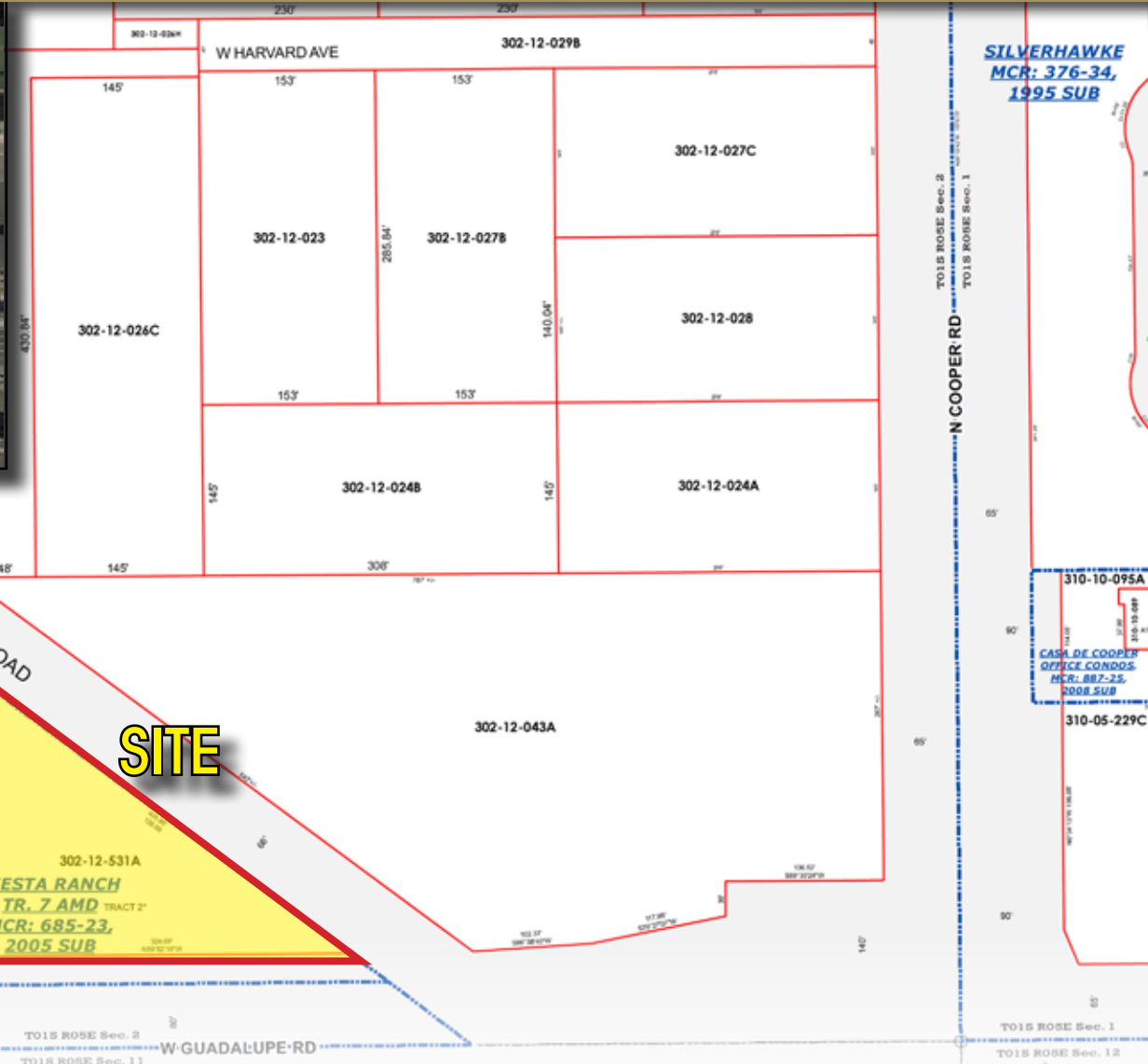
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpi.az.com

904 W. GUADALUPE RD

GILBERT, ARIZONA 85233

LAND FOR SALE

±39,526 SF / ±0.91 ACRE



**FIESTA RANCH
UNIT 3
MCR: 378-49,
1995 SUB**
302-12-415A

**RP. OF TR. 1 OF TR.
7 AMD AT FIESTA RANCH
MCR: 987-22, 2009 SUB**
TRACT 1*

**302-12-531A
FIESTA RANCH
TR. 7 AMD TRACT 1*
MCR: 685-23,
2005 SUB**

**SILVERHAWKE
MCR: 376-34,
1995 SUB**

**310-10-095A
CASA DE COOPER
OFFICE CONDOS
MCR: 887-25,
2008 SUB**

310-05-229C

For More Information,
Please Contact:

Leroy Breinholt
480.966.6593 (D)
602.377.4687 (M)
lbreinholt@cpiaz.com

David Bean
480.214.1105 (D)
480.299.5964 (M)
dbean@cpiaz.com

Cory Sposi
480.621.4025 (D)
480.586.1195 (M)
csposi@cpiaz.com



Locally Owned. Globally Connected.
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 10/09/15