

1224 N Hobson St – Gilbert, AZ

STREET ADDRESS	<u>1224 N Hobson St</u>	BUILDING SIZE	<u>10,870 SF</u>
CITY/STATE/ZIP	<u>Gilbert, AZ 85233</u>	AVAILABLE SQ.FT.	<u>10,870 SF</u>
MAJOR X-ROADS	<u>E Baseline Rd & N McQueen Rd</u>	LAND SIZE (ACRES)	<u>2.39 Acres</u>
YEAR BUILT	<u></u>	ZONING	<u>LI (City of Gilbert)</u>

BUILDING SPECIFICATIONS

CONSTRUCTION	<u>Masonry</u>	AMP	<u>400</u>	GRND. LEVEL	<u>(2) 12' X 12'</u>
CLEARANCE	<u>14'</u>	VOLT	<u>277/480</u>	DOCK HI(#)	<u>No</u>
ROOF TYPE	<u>Wood Built-Up</u>	PHASE	<u>3</u>	TRUCKWELL	<u>3 wide + leveler</u>
SKYLIGHTS	<u>No</u>	SPRINKLERS	<u>Yes</u>	CRANES	<u>No</u>
RESTROOMS	<u>Male and Female</u>	AIR CONDS	<u>100% A/C</u>	RAIL	<u>No</u>
DIMENSIONS	<u>105' x 115' x 82' x 25' x 30'</u>				

FEATURES 100% Air Conditioned Warehouse, Large Fenced Storage Area, Excellent "Headquarters" image, One mile to full diamond freeway access. Compressed air and electrical distributed throughout warehouse area.

OFFICE SPECIFICATIONS

SQ. FT.	<u>3,950 SF</u>	# OFFICES	<u>6 Private</u>	MEZZANINE	<u>No</u>
AIR COND	<u>Yes</u>	HEAT	<u>Yes</u>	RESTROOMS	<u>Male and Female</u>

FEATURES Conference, Break Rooms & Large Bullpen Area

LAND

DIMENSIONS	<u>508' x 311' x 350' x 133' x 145'</u>
YARD	<u>1.5 +/- acres</u>
PARKING	<u>20 Surface Spaces</u>

UTILITIES

POWER CO	<u>SRP</u>
GAS CO	<u>SWG – In Street</u>
WATER CO	<u>City of Gilbert</u>
SEWER CO	<u>City of Gilbert</u>

LEASE INFO

PRICE \$4,900.00/Mo (\$.45/SF)
TYPE* Sub-Lease

ORIGINAL TERM 7/1/08 to 8/31/2013
PARCEL NUMBER 302-11-148

TAXES

AMOUNT \$19,710.20
YEAR 2009
2009/2010 Total \$2,413/Mo.
Additional Rent (\$.22/SF/Month)

LEASE TYPE NNN except that Lessor responsible for replacement of HVAC systems, Structural features and Roof

EXCLUSIVE AGENT

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