



ARES
INDUSTRIAL
MANAGEMENT

GILBERT GATEWAY COMMERCE PARK

4465 E. NUNNELEY ROAD, GILBERT, AZ 85296

FOR LEASE | ±116,934 SQ FT | Class A Industrial



CBRE

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OWNED BY



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Available SPACE

- 4465 E. Nunneley Road, Suite 101
- ±116,934 SF (±3,721 SF office)
- ±32' clear height
- Power: 3,600 amps 277/480v (SES)
- Evap cooled warehouse with HVLS Fans (will convert to 100% AC)
- 5 grade level loading doors (end cap is 22' x 14')
- 28 dock high doors all with edge of dock levelers
- ±34 box truck stalls (10' x 39')
- ±150' secured truck court (non-shared)
- Loop 202 Visibility
- Available July 1, 2026

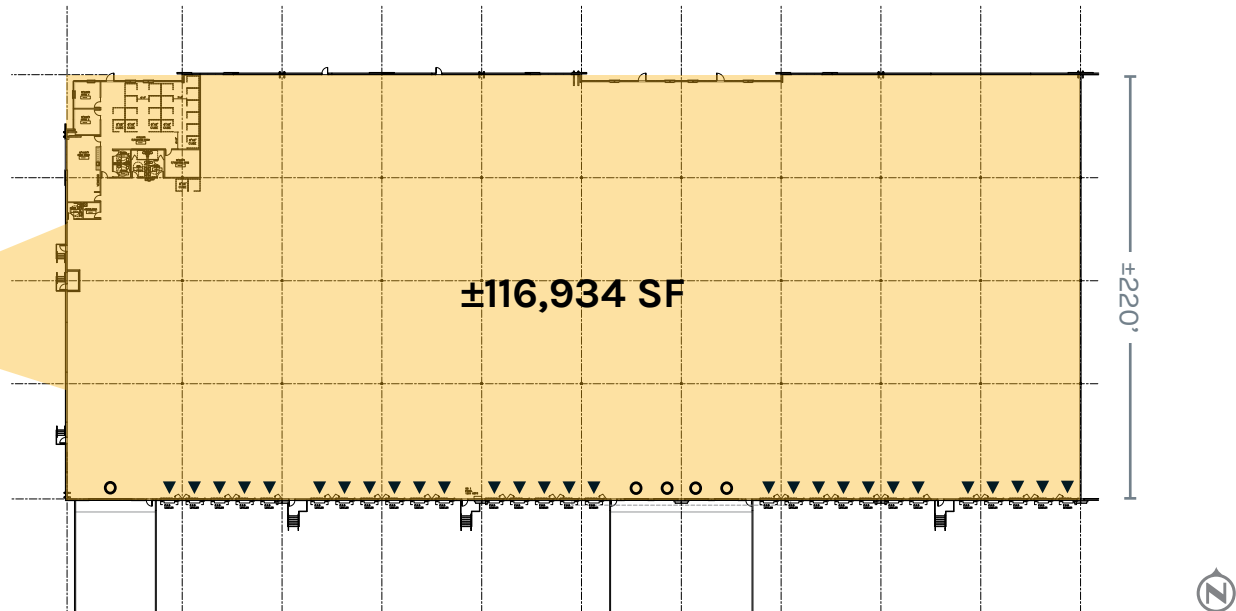
Property FEATURES

- ±416,574 Total SF in 3 Buildings
- 28'-32' clear height
- Dock high doors and grade level loading
- ESFR fire sprinklers
- R-38 insulation (insulated grade & dock high doors)
- 60' pylon signage with Loop 202 visibility



LEGEND

- ▲ Dock High Doors
- Ground Level Doors



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Location HIGHLIGHTS

- Immediate access to full-diamond interchange at Loop 202 & Power Road
- ±2-minute drive to Gilbert Gateway Towne Center Regional Retail Power Center (800,000 SF of retail amenities & services)

WHY GILBERT

- 25 minute average commute for Gilbert residents
- Two airports serving international markets
- 34 million consumers within a half-day truck haul
- AAA current bond rating
- Public Transit - Bus line link to Valley rail lines



ABOUT MARQ LOGISTICS

Ares is Now Marq Logistics. Marq Logistics is a global leader in the development and operation of modern logistics facilities across the Americas, Europe and APAC.

- With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to tenants around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local experience.
- Marq is resourceful, approaching everything we do with a problem-solving mindset.
- We are outcome-focused, helping our customers drive efficiency and innovation in their businesses.
- Our experience, scale and logistics sector expertise mean we can anticipate and tackle the everyday problems as well as the major challenges that our customers encounter and the markets present.
- While we are large, we are also nimble. We can see through complexity and create practical solutions efficiently.

Marq Logistics is Ares' vertically integrated global logistics real estate platform managing facilities that total more than 600 million square feet across the Americas, Europe and APAC.



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