

Prepared for  
2/2/2026

Properties for Lease

**1 EIDorado Commerce Center - 1019 N Colorado St, Gilbert, AZ 85233**



Rental Rate Mo \$1.25 SF/Mo/NNN  
 Spaces 1  
 Property Sub-type Warehouse  
 Status Active

Property Notes:  
 Evap Cooling in Warehouse; CAMs running \$.25 psf  
 200 AMP, 3 Phase, 277/480 Volt Power

**Spaces**

#	Space Avail.	Rental Rate	Min Divisible	Max Contig.	Lease Type	Date Avail.	Service Type
100	18,061 SF	\$1.25 SF/Mo/NNN	18,061 SF	18,061 SF	NNN	Within 90 Days	Triple Net

**2 EIDorado Commerce Center - 973 N Colorado St, Gilbert, AZ 85233**



Rental Rate Mo \$1.25 SF/Mo/NNN  
 Spaces 1  
 Property Sub-type Warehouse  
 Status Active

Property Notes:  
 Air Conditioned Office Area/Parcial Warehouse AC; CAMs running \$.25 psf; Bldg Power 1000 AMPS 3 Phase 277/480 Volts.

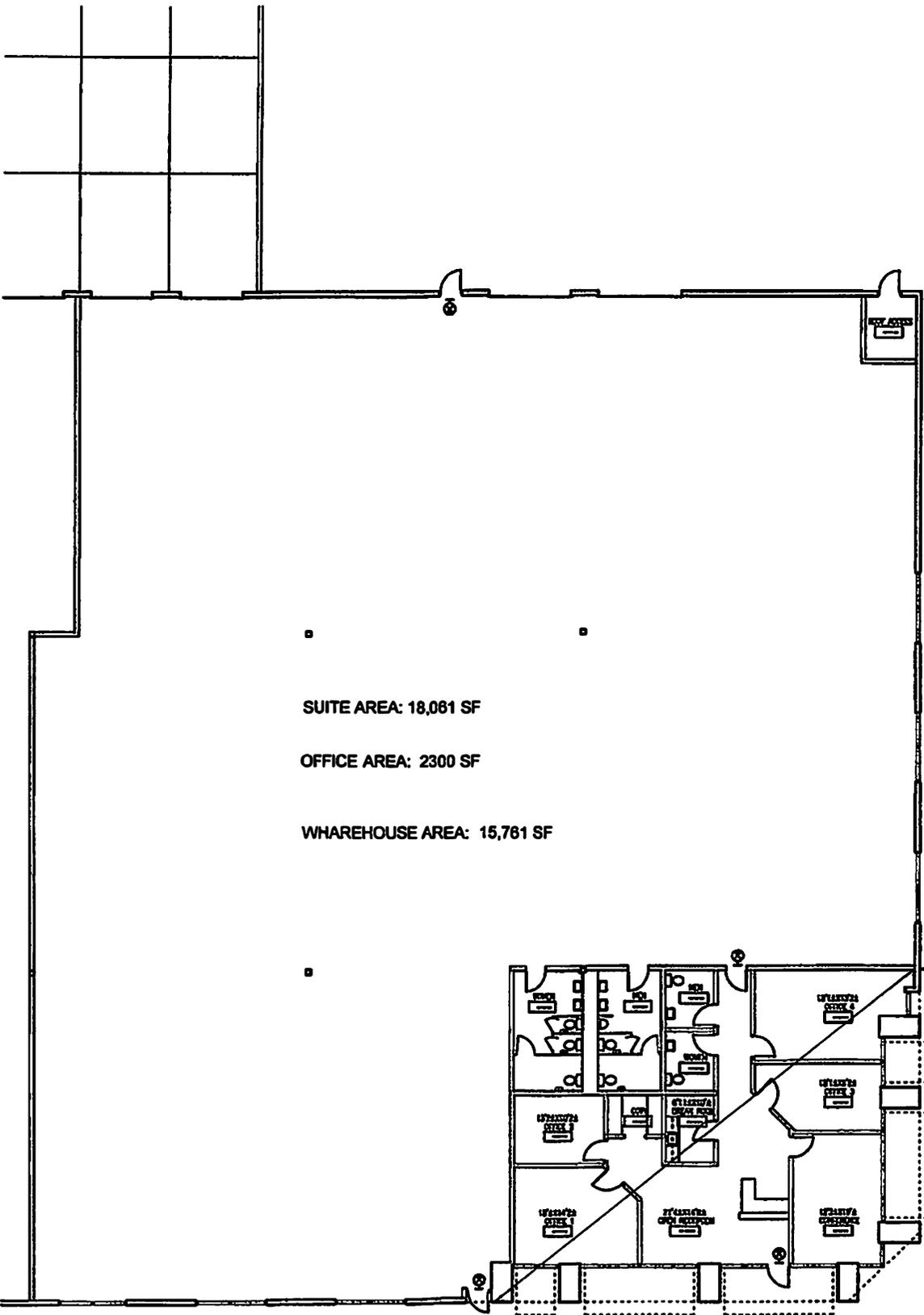
**Spaces**

#	Space Avail.	Rental Rate	Min Divisible	Max Contig.	Lease Type	Date Avail.	Service Type
Bldg 2	52,780 SF	\$1.25 SF/Mo/NNN	52,780 SF	52,780 SF	NNN	Now	Triple Net

**Property Description**

El Dorado Commerce Center - two building project with approximately 112,786 square feet of multi-tenant industrial manufacturing, distribution, warehousing and office. Located at 973 and 1019 North Colorado Street in Gilbert Arizona. This high-tech business park offers 22' ceilings, truck wells at grade level and is conveniently located one mile south of the Superstition Freeway (60). An interior site within the El Dorado Tech master planned business park.

Building 1 (1019 N. Colorado St) Building 2 (973 N. Colorado St) is located at the NEC of Arizona Ave & Guadalupe Rd in Gilbert, AZ 85233, Maricopa County Arizona.



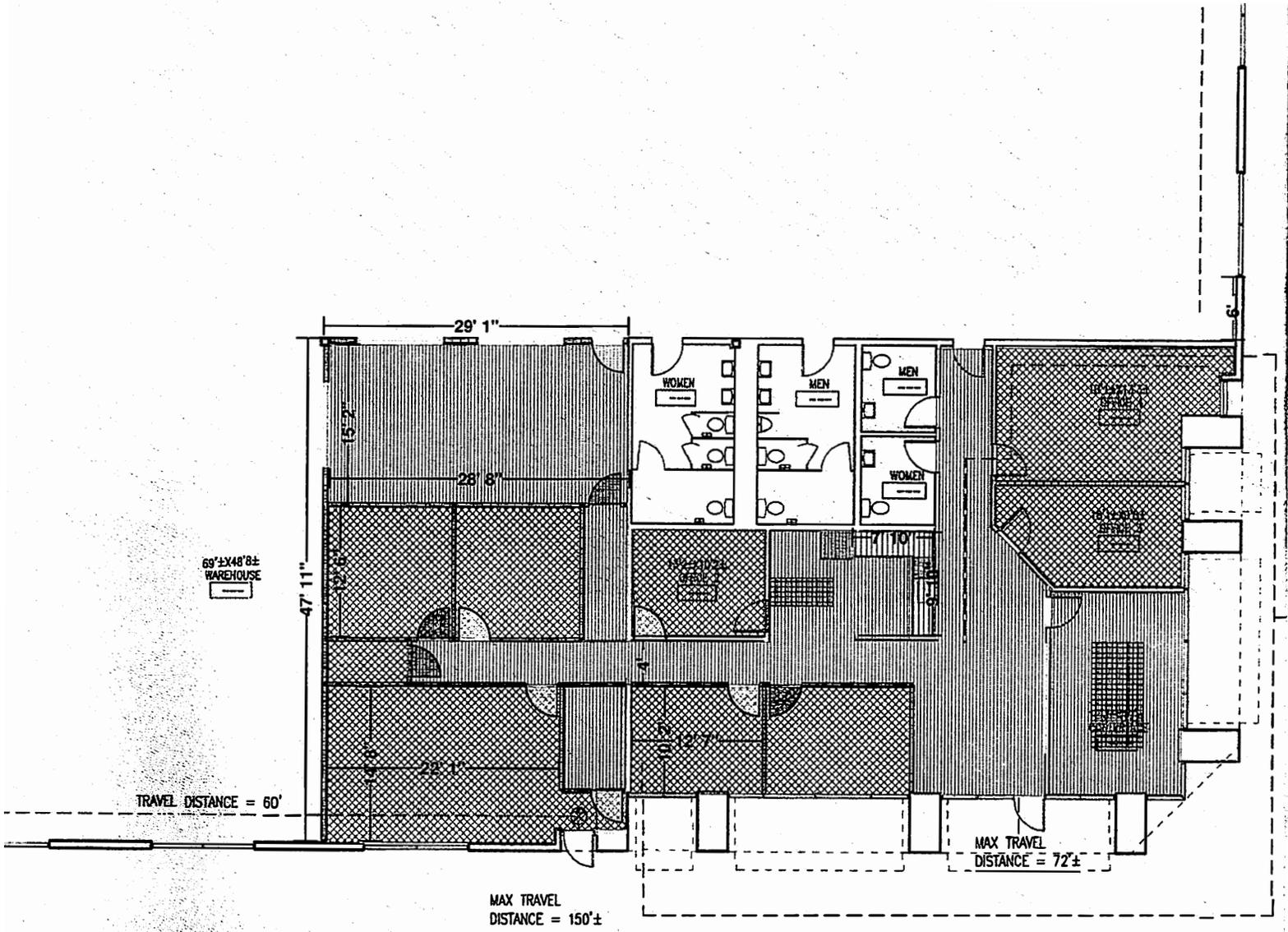
SUITE AREA: 18,081 SF

OFFICE AREA: 2300 SF

WHAREHOUSE AREA: 15,781 SF

*see attached plan  
reconfigured  
10/2015*

1019 N. Colorado Street  
Floor Plan - Suite 100



LEGEND:

AREA OF SPACE  
LOAD FACTOR PER  
TABLE 1004.1.1

15,203 SF / 200 = 76 OCC.  
OPEN PRODUCTION AREA

CALCULATED OCCUPANT  
LOAD PER CODE

SUITE 101  
TOTAL OCCUPANT LOAD = 55 OCC.

1019 N. Colorado St - Suite<sup>#</sup>100  
Re-configured office area plan