

PRICE SLASHED!

Prime 10.3 +/- acres was \$3,600,000 now \$2,500,000!

Off the NW Corner of Williams Field Rd. and Higley Rd.
3088 E. Williams Field Road, Gilbert, Arizona 85295



SELLER FINANCING!

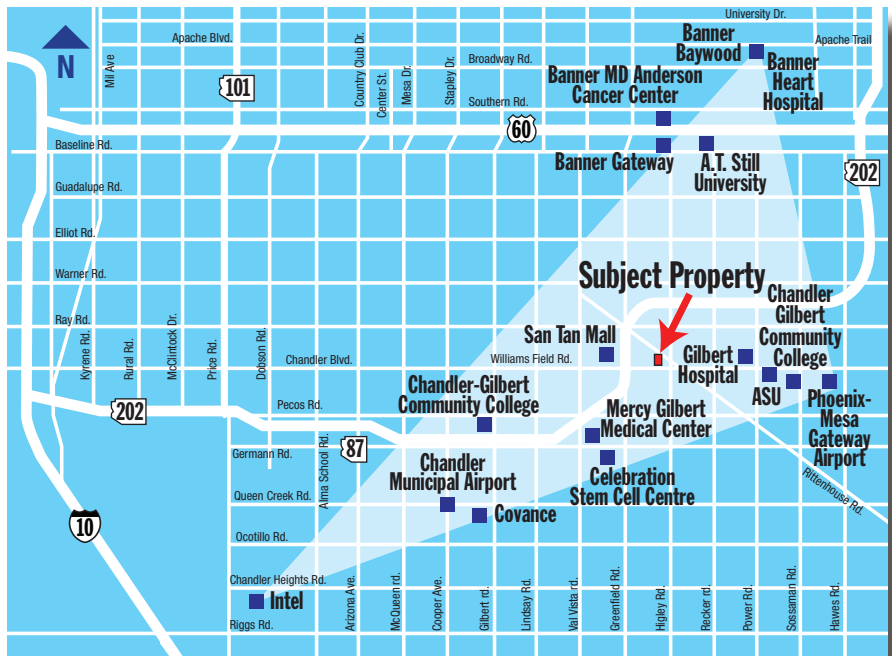
Property measures 785.00 N to S and 569.85 W to E

Traffic counts as of Fall 2009 Williams Field Rd **20,348**, Higley Rd **21,400**.

S/C Commercial Zoning **see www.gilbertaz.gov for more information**

Area Amenities:

- Close to the 202 Freeway and Superstition Freeway (US 60)
- Minutes to Phoenix-Mesa Gateway Airport and 30 Minutes to Sky Harbor Airport
- Close Proximity to San Tan Mall, Restaurants, Hotels, Golf Courses
- Close to Mesa & Gilbert Office Hubs



SOUTHWEST PROPERTIES, INC.

480-969-8000

Right in the middle of Gilbert's High Tech Triangle

Contact Kathy Aleman: Cell: 602-377-4251 E-mail: kathya@swproperties.com
www.swproperties.com/Arizona-property-for-sale.html



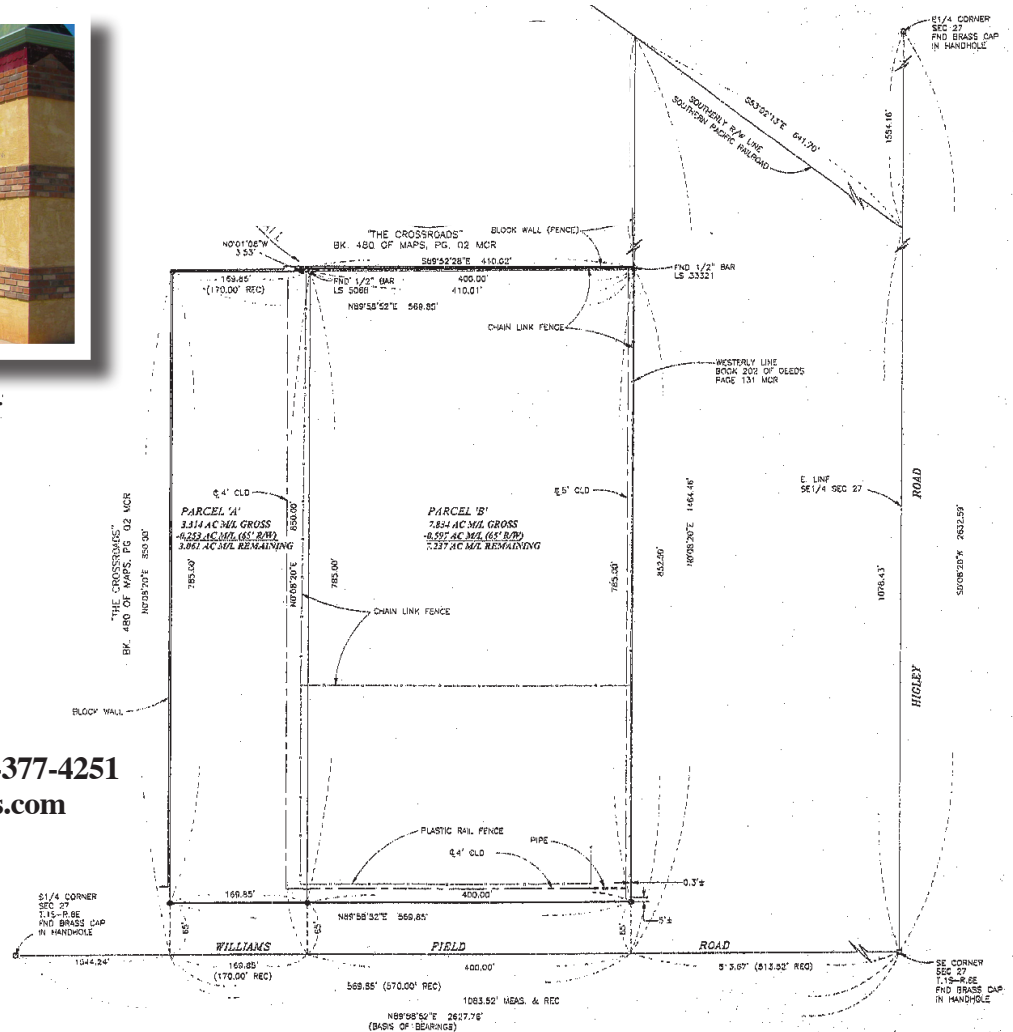
Property fronts Williams Field Rd.



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Office approx. 960 sq. ft.



Shop is approx. 7800 sq. ft.



2 duplex buildings approx 1500 sq. ft. each

Property Features: Approx. 5 ac chain-link fenced, gravel yard with large asphalt pad.

Information deemed reliable however buyer should do independent verification to all facts to determine if property is suitable for their deemed use.