

ELLIOT COMMONS BUSINESS

170

S William
Dillard Dr,
Suite 5-113

GILBERT, AZ 85233

FOR SALE
Flex Warehouse with Yard

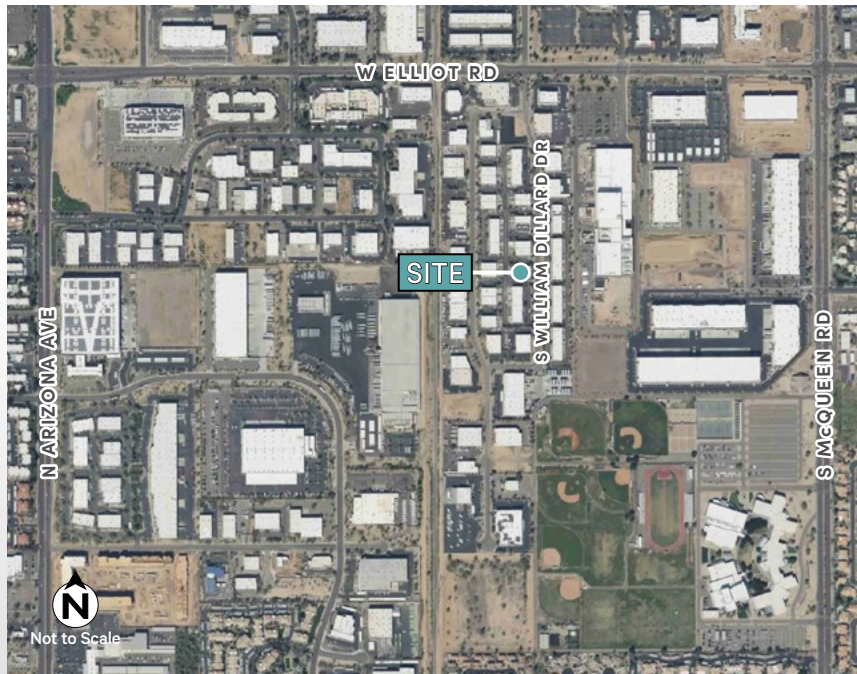


Elliot Commons Business

CBRE

PROPERTY DETAILS

Type	Flex Industrial/ Office	Zoning	PAD
Address	170 S. William Dillard Dr., Suite 5-113	Signage	Building & Suite Entry
City, State, Zip	Gilbert, AZ 85233	Year Built/ Rennovated	2004/2025
Listing Type	For Sale	Available SF	±4,100 SF
Sales Price	\$1,400,000.00	Parking	On-site surface parking & Yard
Suite	5-113	Property Taxes	\$5,551.70/ Year
APN	302-29-496	Association Dues	\$7,317.96/ Year
Roll Up Door	12x12	Power	225A, 208V/120V, , 3-phase panel, with its own dedicated utility service (SES).



AMENITIES

- Grade-level loading or roll-up door access
- Flexible open floor plan adaptable for office, warehouse, showroom, or light industrial use
- On-site surface parking for tenants, employees, and clients
- Professionally managed multi-tenant flex complex
- Convenient access to major arterials and freeway interchanges
- 1,500 SF dedicated gated yard ideal for additional outside storage or parking

PROPERTY SUMMARY



STRATEGICALLY POSITIONED

within Gilbert's established business park corridor along William Dillard Drive, the property benefits from immediate access to Val Vista Drive and the US-60 (Superstition Freeway), providing efficient connectivity throughout the East Valley and broader metro Phoenix market for tenants, clients, and employees.



SITUATED WITHIN A PROFESSIONALLY MANAGED MULTI-TENANT FLEX COMPLEX

the surrounding area features a strong concentration of small business, light industrial, and professional service users, supporting consistent daytime activity and a business-friendly environment well suited for owner-users and investors



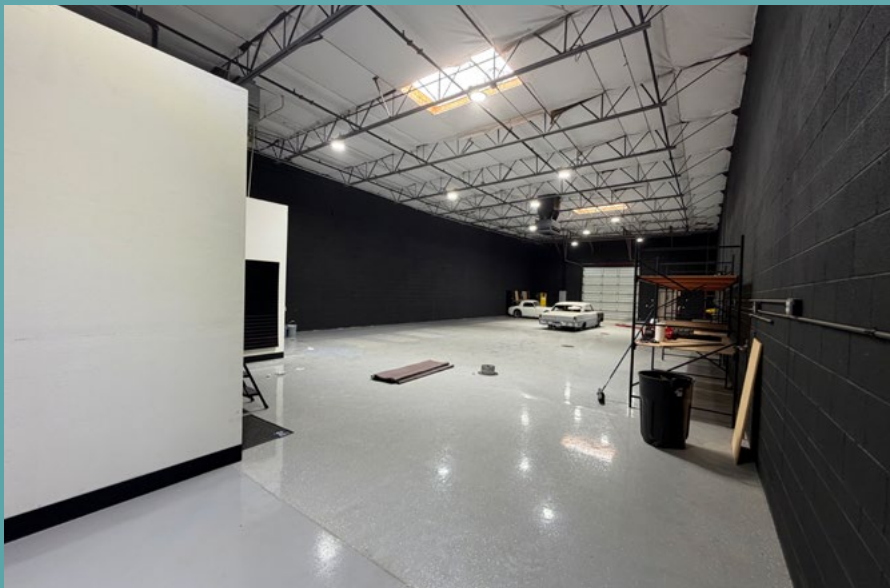
SUPPORTED BY GILBERT'S ROBUST AND RAPIDLY EXPANDING POPULATION

base and employment corridor, the property is positioned to capture ongoing demand from growing businesses, contractors, and specialty users seeking quality flex space in one of the Valley's most dynamic suburban markets.



CONFIGURED AS A FLEX INDUSTRIAL/OFFICE SUITE WITHIN A MULTI- UNIT COMPLEX

the property offers a versatile layout adaptable to a wide range of uses including professional office, light assembly, warehousing, showroom, or contractor operations, with on-site parking and straightforward access supporting daily business needs.



PROPERTY HIGHLIGHTS



WELL-LOCATED FLEX INDUSTRIAL/OFFICE SUITE

within a professionally managed Gilbert business park, offering versatile functionality for a wide range of owner-users including contractors, service businesses, light industrial operations, and professional office users



POSITIONED IN THE HEART

of Gilbert's thriving commercial corridor along William Dillard Drive, with convenient access to Val Vista Drive, the US-60, and Loop 202, providing seamless regional connectivity throughout the Southeast Valley



FLEXIBLE SUITE CONFIGURATION

supporting a variety of operational needs - from showroom and professional office to light assembly, storage, and contractor workspace - making the property attractive to a broad spectrum of buyers



GILBERT CONTINUES TO RANK AMONG THE FASTEST GROWING

and most economically vibrant municipalities in Arizona, delivering a strong business climate, growing daytime employment, and a desirable quality of life that supports long-term real estate demand



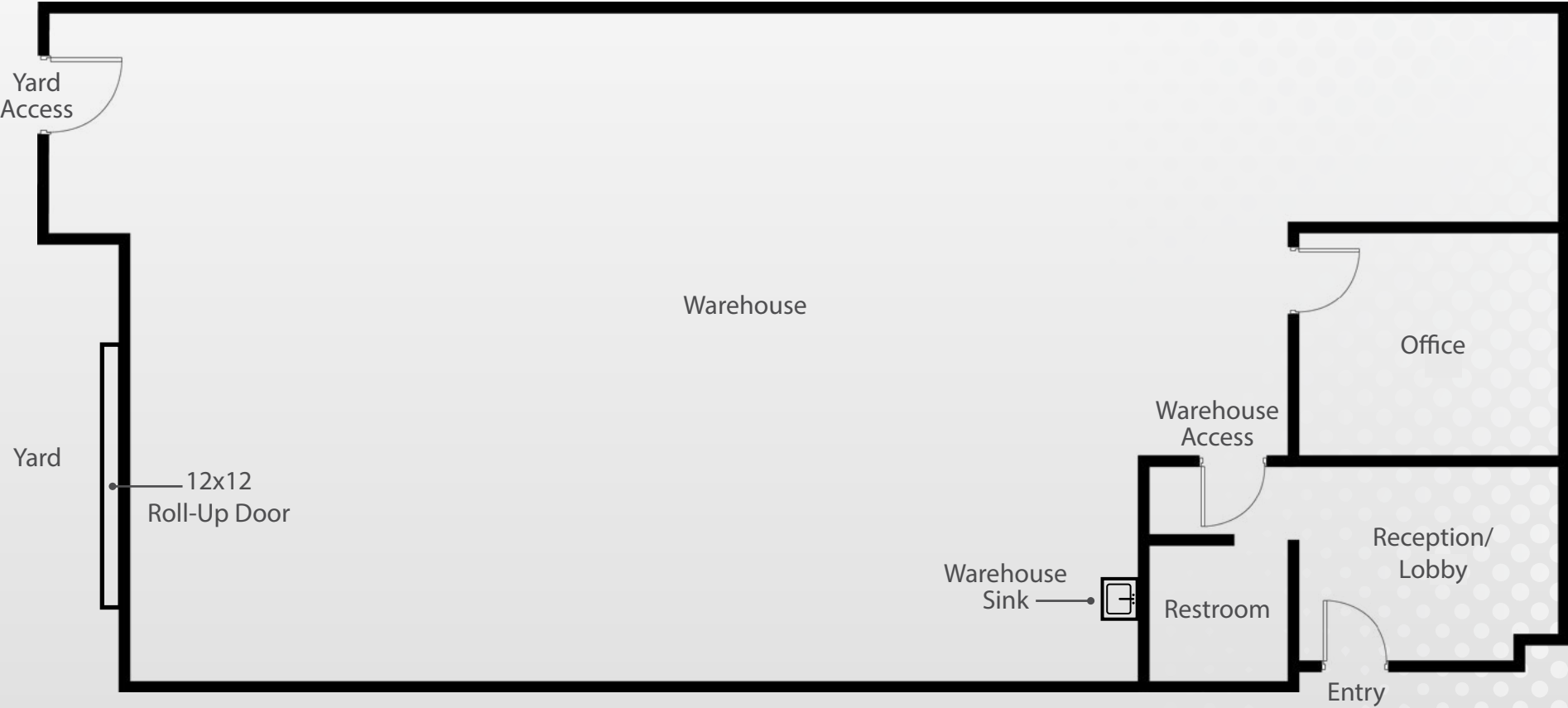
OFFERED AT \$1,400,000

representing a competitive owner-user or investment acquisition opportunity in one of the East Valley's most sought-after flex markets with limited available supply



F L O O R P L A N

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AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	2 MILE	5 MILES	10 MILES
POPULATION			
2025 Population	59,440	397,480	1,213,869
2030 Population - Projection	61,483	410,802	1,263,676
2020 Population - Census	59,013	391,593	1,169,722
HOUSEHOLDS			
2025 Households	24,001	153,183	473,737
2030 Households - Projection	25,254	160,696	499,305
2020 Households - Census	22,983	145,526	444,091
HOUSEHOLD INCOME			
2025 Average Household Income	\$131,202	\$124,542	\$131,796
2025 Median Household Income	\$102,983	\$96,057	\$99,473
2030 Average Household Income	\$148,620	\$142,105	\$150,273
2030 Median Household Income	\$114,361	\$109,415	\$112,836
TRAFFIC COUNTS			
W Elliot Rd & S William Dillard Dr		±24,216 VPD	

Sources: ESRI & ADOT



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