

SALMA SCHOOL RD



**LOT A**  
±16,636 SF

**LOT D**  
±3,256 SF

**LOT B**  
±60,000 SF

**LOT C**  
±9,546 SF

213 S Alma School Rd | Mesa, AZ 85210

# INDUSTRIAL SPACES/LOTS AVAILABLE FOR LEASE

Fenced Yards | Canopies & Storage Areas | Water & Electricity on Most Sites

Exclusive Listing Agent:

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**LOT B**  
±60,000 SF

**LOT C**  
±9,546 SF

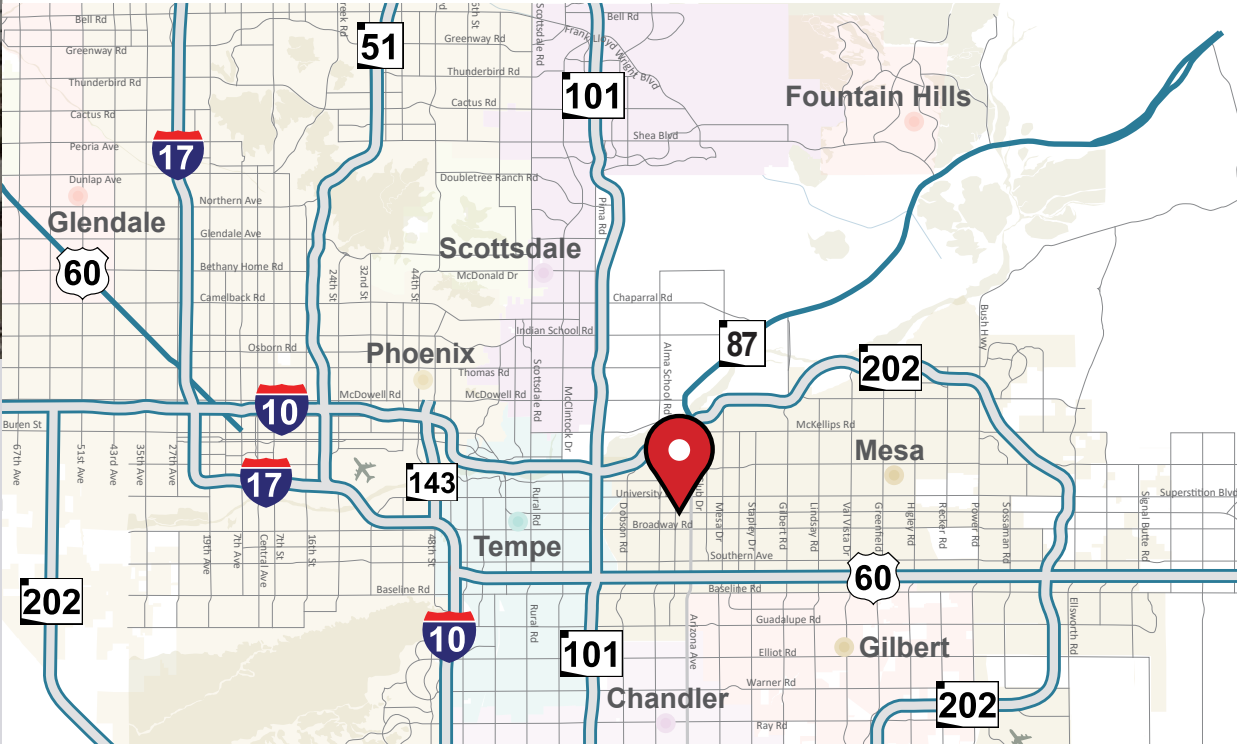
**LOT D**  
±3,256 SF

**LOT A**  
±16,636 SF

**S ALMA SCHOOL RD**

# INDUSTRIAL SPACES/LOT AVAILABLE FOR LEASE

This is a unique opportunity to lease functional industrial space in a strategic Mesa location. The property at 213 S Alma School Rd offers several distinct lots, providing flexible solutions for a variety of users. With spaces ranging from a ±3,256 SF yard to a large ±60,000 SF lot, tenants can choose from simple, fully-fenced storage yards to spaces improved with office/warehouse buildings, canopies, and storage sheds. The site features Heavy Industrial zoning, frontage on S Alma School Rd, and essential utilities like water and heavy power on most lots. Its central location provides excellent access to major freeways including the US-60, Loop 101, and Loop 202, making it an ideal hub for businesses serving Mesa and the greater Phoenix metropolitan area.



## PROPERTY SUMMARY

Address	213 S Alma School Rd Mesa, AZ 85210
Available	Lot A: ±16,636 SF (±5,364 SF Office/Warehouse) Lot B: ±60,000 SF (2 Canopies) Lot C: ±9,546 SF (Fenced Yard) Lot D: ±3,256 SF (2 Storage Sheds)
Zoning	Heavy Industrial
Frontage	S Alma School Rd

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## Lot A

### Office Building with Yard

Lease Rate	\$7,500/Month (NNN)
Structures	Office/Warehouse Building (±5,364 SF)
Yard Size	±16,636 SF
Clear Height	14'
Grade Level Doors	(2) 12' x 14' & (1) 8' x 8'
Power	200 Amps, 3-Phase
Water	Yes (1 Spigot)
Amenities	2 Offices, Break Room, Restroom



## Lot B

### Yard with Canopies

Lease Rate	\$15,000/Month (NNN)
Structures	Canopy (±9,202 SF) Canopy (±1,400 SF) Storage Shed
Yard Size	±60,000 SF
Clear Height	18'
Grade Level Doors	-
Power	800 Amps, 3-Phase
Water	Yes (3 Spigots)
Amenities	Restroom



## Lot C

### Fully Fenced Storage Yard

Lease Rate	\$1,500/Month (NNN)
Structures	-
Yard Size	±9,546 SF (Fully Fenced)
Clear Height	-
Grade Level Doors	-
Power	-
Water	-
Amenities	-



## Lot D

### Yard with Storage Sheds

Lease Rate	\$1,800/Month (NNN)
Structures	Storage Sheds (2)
Yard Size	±3,256 SF
Clear Height	-
Grade Level Doors	-
Power	100 Amps, 1-Phase
Water	Yes
Amenities	Common Restroom

