

LIPOVIC PARK

FOR LEASE



AVAILABLE OFFICE & WAREHOUSE SUITES

Prime East Valley Location | Baseline Road, Mesa, AZ

Located along Mesa's major east-west corridor, Lipovic Park offers exceptional accessibility—just minutes from U.S Route 60 and Arizona State Route 87.

The property is within easy reach of both Phoenix-Mesa Gateway Airport and Phoenix Sky Harbor International Airport, providing convenient options for corporate travel and air-cargo connectivity across the Valley.



480-235-5028

Suite 120 – Warehouse (2,392 SF)

A versatile warehouse combining office comfort with warehouse functionality.

Features:

- Three offices on the second level and two on the first floor
- Air-conditioned offices and warehouse (1742 SF)
- Flexible layout ideal for light industrial, trade, or service operations
- Direct ground-level access via 12' rolling door for easy loading and deliveries

Suite 202 – Second-Floor Office (977 SF)

An ideal environment designed for growing businesses.

Features:

- Two private offices with natural light
- Conference room for client meetings or team collaboration
- Spacious reception area for front desk or workstations
- Main Street exposure offering visibility and brightness
- Convenient second-floor location with stairway access

Suite 204 – Second-Floor Office (2,273 SF)

A spacious, professional office suite designed to support a growing or established business.

Features:

- Functional open layout adaptable for multiple uses
- Private offices with Main Street frontage and abundant natural light
- Ideal for professional, service, or creative industries
- Excellent visibility within a well-maintained business complex
- Convenient second-floor location with stairway access

LIPOVIC PARK

**PRIME INDUSTRIAL / FLEX
/OFFICE SPACE**

AVAILABLE SPACE

40 W Baseline Rd. Mesa, AZ



SPACE	SIZE	TERM	RENTAL RATE	CAM RATE	SPACE USE	CONDITION	AVAILABLE
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Unit 120	2,392 SF	1-3 YRS	\$12.00/SF/YR	\$3.00/SF/YR	Warehouse	Full Build Out	Now
Suite 202	977 SF	1-3 YRS	\$13.20/SF/YR	\$3.00/SF/YR	Office	Full Build Out	Now
Suite 204	2,273 SF	1-3 YRS	\$12.60/SF/YR	\$3.00/SF/YR	Office	Full Build Out	Now

Additional Information

What's Included

- Water service
- Trash removal
- Parking lot access
- Fire sprinkler system
- 3 parking spaces per suite

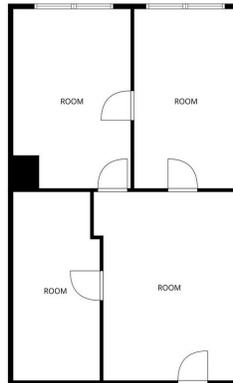
Tenant Responsibilities

- Electricity
- A/C service after 30 days (offices/retail)
- Cooler maintenance after 30 days (warehouses)
- Plumbing (warehouses)
- Business insurance and liability coverage
- Certificate of Insurance naming Lipovic Park LLC as additionally insured, with \$1M liability coverage

Improvements

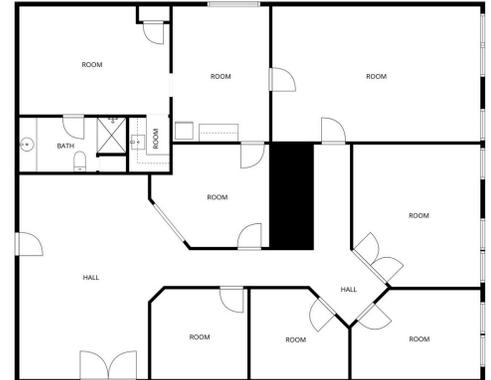
Any tenant improvements or alterations must be approved by the landlord and the City of Mesa (including required permits).

Suite 202



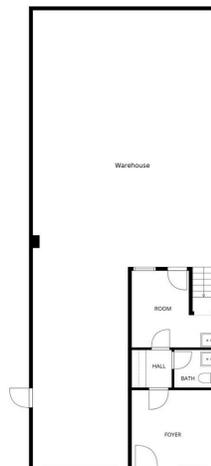
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Suite 204



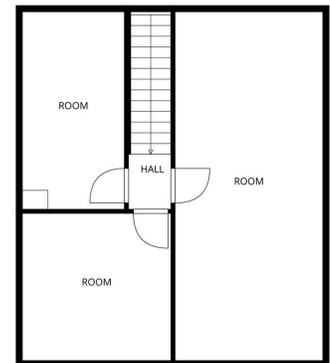
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Suite 120 1st Fl



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Suite 120 2nd Fl



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