

254

West Broadway Road

Mesa, Arizona 85210

AVAILABLE FOR SALE OR LEASE



±71,707 SF Manufacturing & Distribution Building
±4.12 Acres

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Capital Asset
Management



PROPERTY OVERVIEW

Purchase Price	\$13,930,000
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Lease Rate	Contact Agent
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Main Building	±61,011 SF
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Building A	±1,155 SF
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Building B	±6,842 SF
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Building C	±2,699 SF
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Total Building Area	±71,707 SF
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Below Grade Storage	±30,800 SF (not included in the Total Building Area)
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Land Area	±4.12 AC
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Power	3,000A (277/480v)
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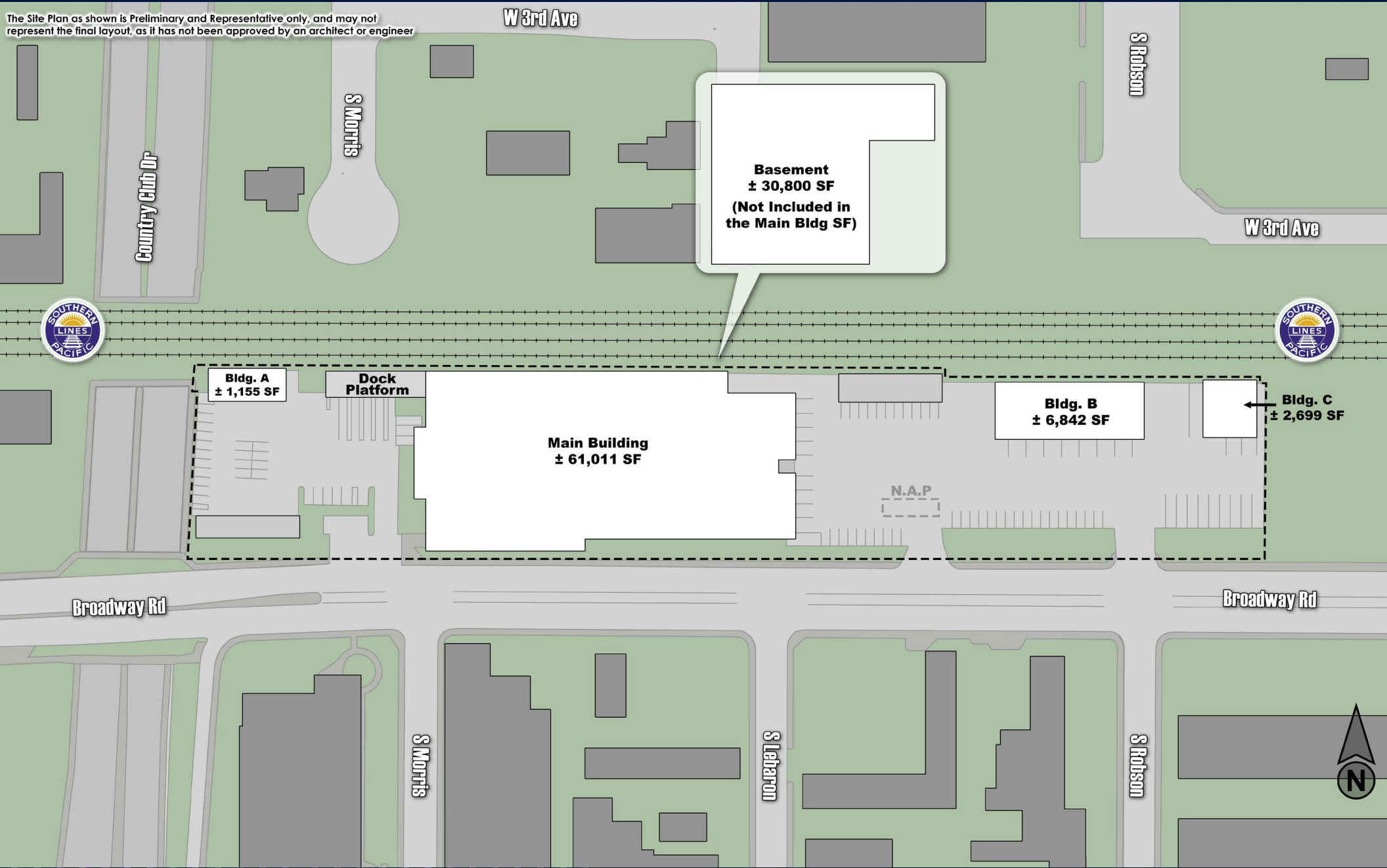
Loading	Dock platform, 5 positions 9 grade-level doors (Main Bldg) 14 grade-level doors (Bldgs A/B/C)
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Zoning	DB-2, City of Mesa
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Opportunity Zone	Yes
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SITE PLAN

The Site Plan as shown is Preliminary and Representative only, and may not represent the final layout, as it has not been approved by an architect or engineer



DETAILS

- $\pm 6,040$ SF of modern office space
- $\pm 54,860$ SF of production/warehouse area
- Total of $\pm 60,900$ SF, plus $\pm 30,800$ SF of storage space below the office & warehouse

Loading

Versatile layout with a dock platform on the west side of the building and 9 grade level doors on the east side of the building

Electrical

3,000A (277/480v)

Clear Height

12' on the western portion of the warehouse
20-26' on the eastern side of the warehouse

Cooling

HVAC for office, chiller system for warehouse



MAIN BUILDING



MAIN BUILDING



- Showroom
- 2 conference rooms
- Open/shared workspace
- 5 private offices

- 2 restrooms for office
- 2 restrooms in warehouse
- 1 private restroom
- Fire sprinkler system



MAIN BUILDING

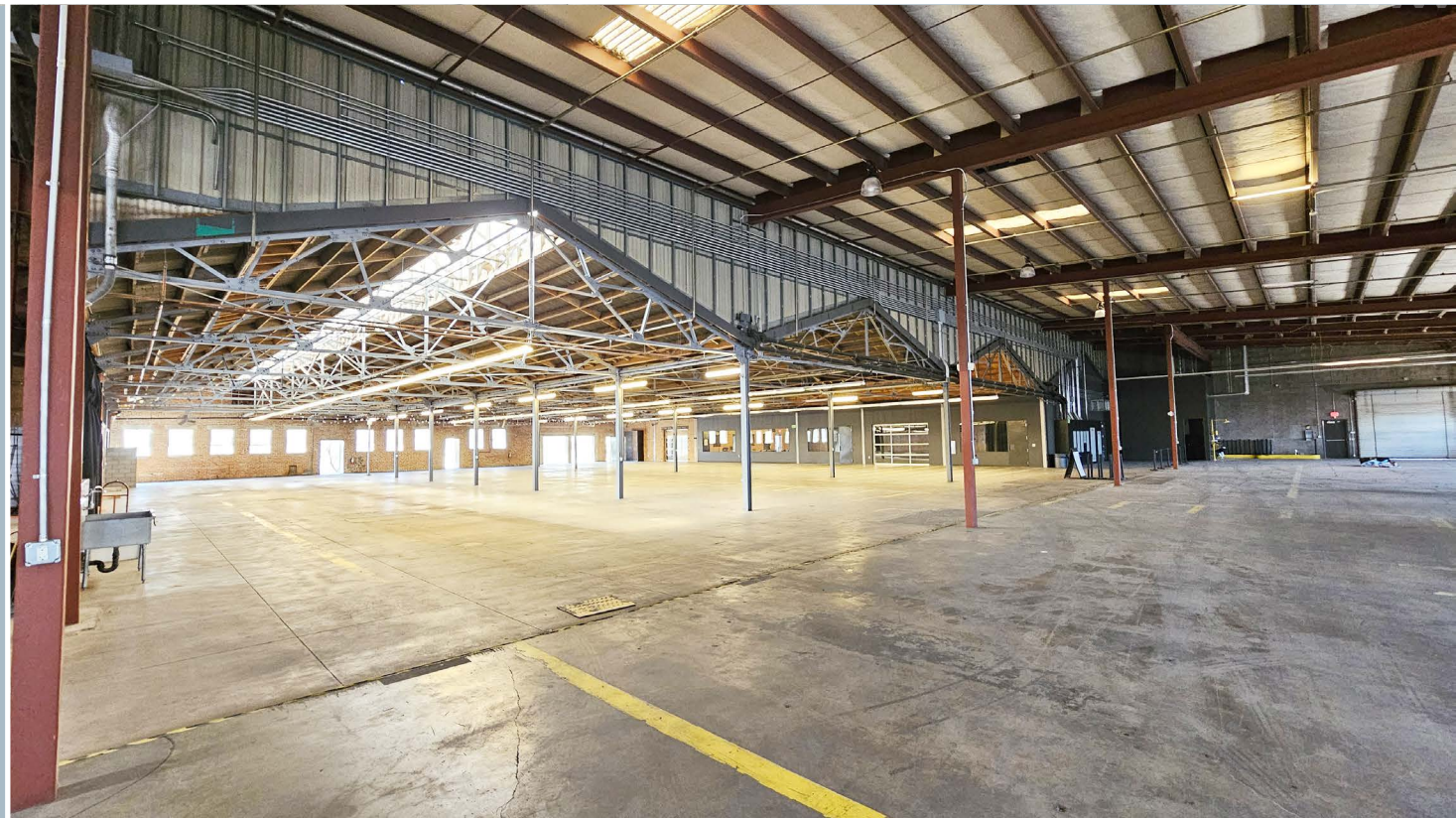


Warehouse (Eastern side)

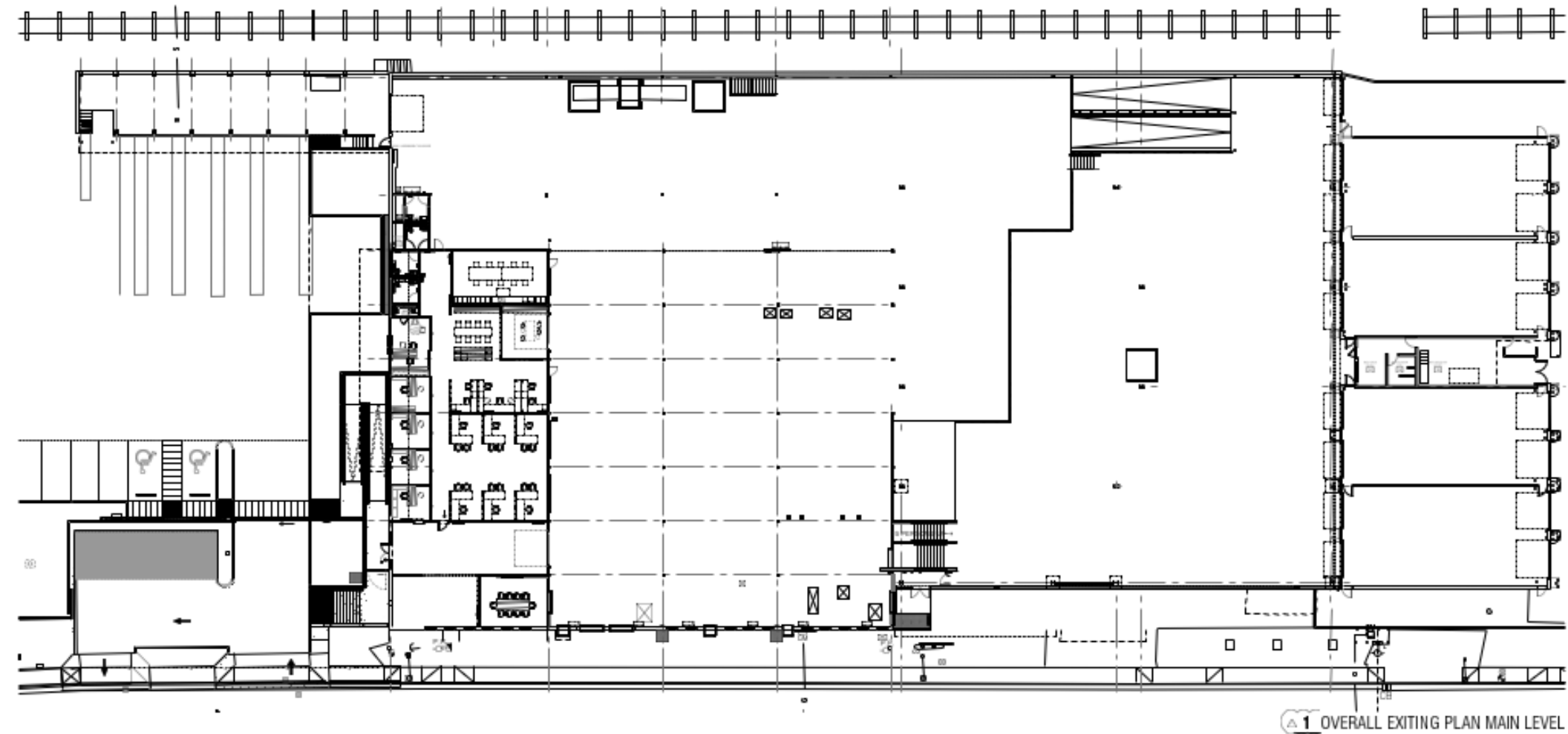
- 20-26' clear height (slab to beam)

Warehouse (Western side)

- 12' clear height (slab to truss)



FLOOR PLAN



MAIN BUILDING

BUILDING A

DETAILS

- $\pm 1,155$ SF of warehouse space
- $+1,000$ SF canopy area

Parking

10 covered + 26 uncovered
Fenced with automatic gate

Loading

3 grade level doors

Electrical

No electrical service

Cooling

No cooling



Building B

- ±6,842 SF of warehouse space
- 9 grade level doors
- Fenced yard
- No electrical service, no cooling

Building C

- +2,699 SF of warehouse space
- 2 grade level doors
- Fenced yard
- No electrical service, no cooling

BUILDINGS B & C



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FOR SALE OR LEASING INFORMATION CONTACT

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