

Gemini Business Park

INDUSTRIAL CONDO FOR LEASE

4521 E JENSEN ST | MESA, AZ 85205



**AVAILABLE
FOR LEASE**

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COMMERCIAL PROPERTIES INC.

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Industrial Condo Space in Mesa, AZ

AVAILABLE FOR LEASE

The property is situated within a well-established East Mesa industrial and employment base supported by dense surrounding residential neighborhoods. The area provides access to a stable and diverse workforce comprised of skilled trades, light industrial, logistics, and service-oriented employees.

Nearby retail corridors, restaurants, and neighborhood services support daily business operations and employee convenience. East Mesa's balanced mix of industrial users, residential communities, and commercial amenities creates a strong environment for industrial tenants seeking workforce accessibility and long-term market stability.

Property Summary

Address	4521 E Jensen Mesa, AZ 85205
Lease Rate	\$1.25 / SF/ Mo (NNN)
Condo Size	±3,532 SF
Zoning	M-1
Parcel #:	121-34-475

Highlights

- Functional 3,532 SF industrial condo
- Gated Common Yard
- M-1 zoning allows for a wide range of industrial and commercial uses
- Suitable for light manufacturing, storage, service, or distribution
- Provides access to major Valley transportation



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 05 12 26

AVAILABLE

Suite 106

±3,532 SF | \$1.25 /SF/Mo (NNN)

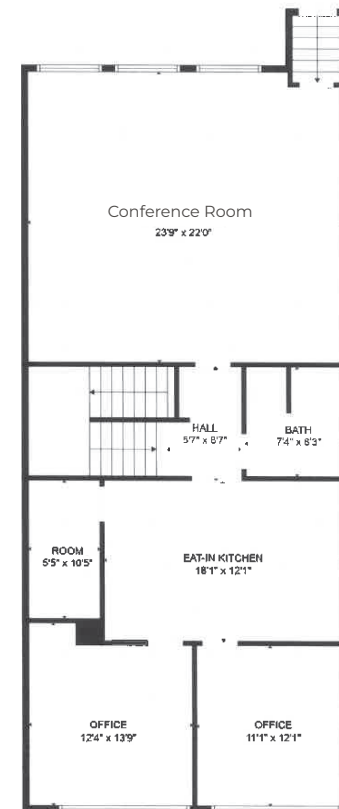
- Industrial Flex Condo
- Reception
- (4) Offices
- Conference Room
- Break Room
- (2) Restrooms
- (1) 12'x14' Drive-In Roll Up Door
- Warehouse
- Evap cooled



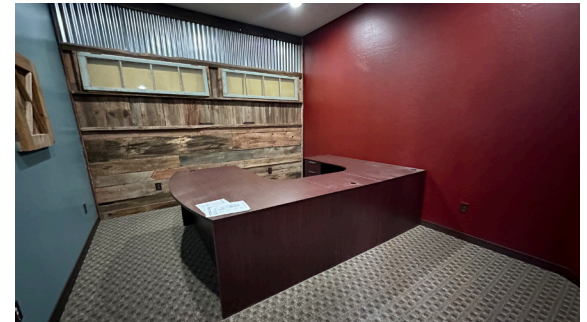
First Floor



Second Floor



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E MCKELLIPS RD

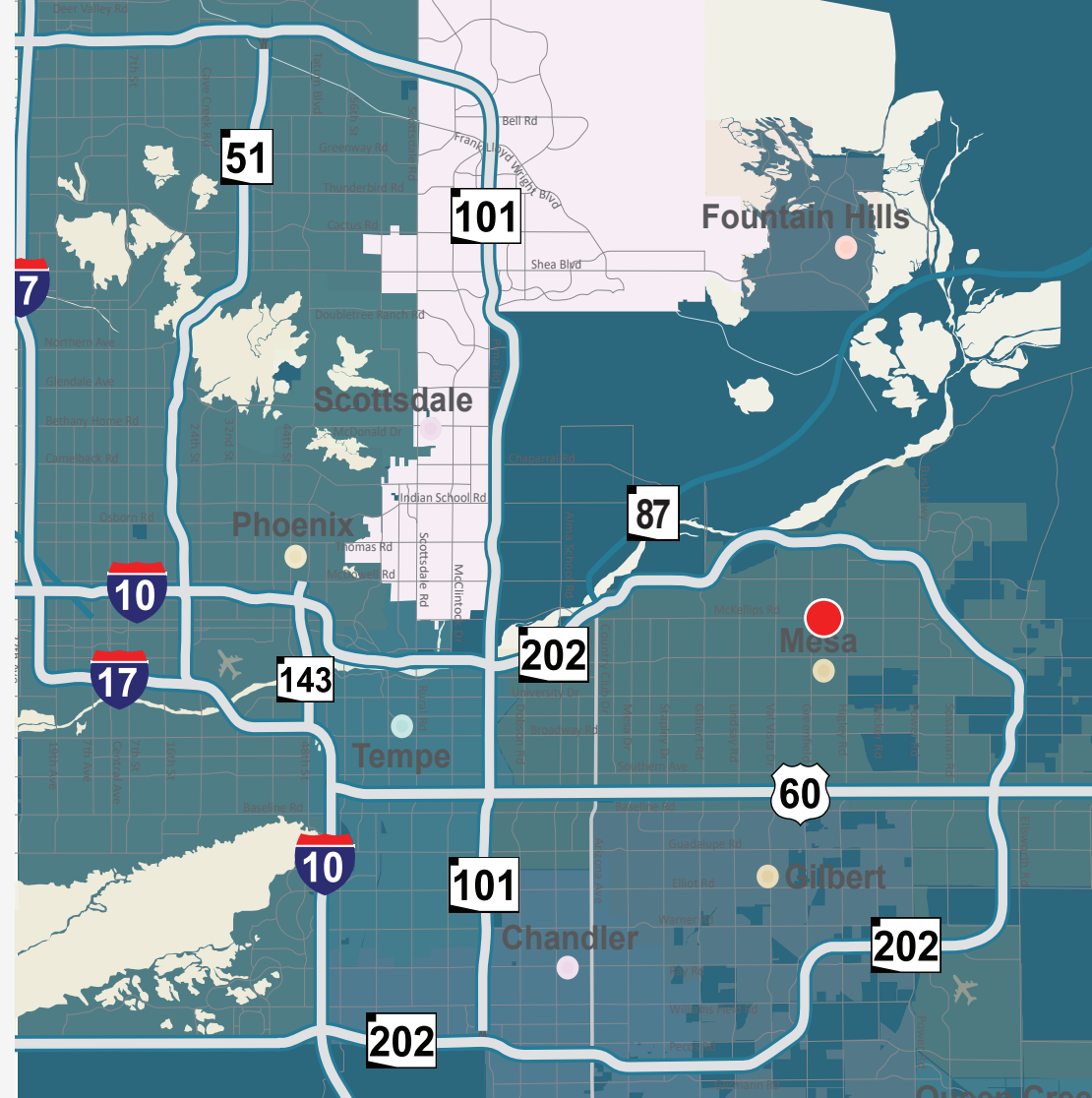
N GREENFIELD RD

Prime Mesa Location

Located in the heart of East Mesa's established industrial corridor, 4521 E Jensen Street offers a strategic East Valley location ideal for industrial and flex users. The property benefits from proximity to major arterial roads and regional transportation routes, providing efficient access throughout Mesa, Tempe, Chandler, and the greater Phoenix metro. Nearby commercial services, workforce housing, and business parks support daily operations while maintaining a professional industrial environment. This central Mesa location makes the property well suited for distribution, service, and light manufacturing users seeking convenience, connectivity, and visibility in a strong submarket.

Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	14,195	88,089	218,938
Projected Growth 2025 - 2030	0.5%	0.5%	0.6%
2025 Households	6,486	36,298	87,437
Median Age	39.1	39.8	38.5
Bachelor's Degree or Higher	43%	46%	43%
Avg HH Income	\$110,631	\$127,064	\$126,307
Total Consumer Spending	\$205.4M	\$1.3B	\$3.1B
Daytime Employment	8,599	54,936	119,191
Businesses	958	5,084	11,628
Median Home Value	\$459,004	\$515,921	\$490,658



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