

±19,860 SF (APPROX.)

# INDUSTRIAL BUILDING FOR SALE

737 W 2ND AVE | MESA, AZ 85210

## PRICE REDUCED!

### REX GRISWOLD

M 480.244.7222  
rgriswold@cpiaz.com

### ANDY JAFFE

D 480.214.1132 • M 602.330.8777  
ajaffe@cpiaz.com

### PAUL WOODS

D 480.420.7460  
pwoods@cpiaz.com



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. 01 23 26



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## SALE PRICE: \$3,595,000 (\$180 PSF)

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# INDUSTRIAL

AVAILABLE FOR SALE



**ADDRESS** 737 W 2nd Ave  
Mesa, AZ 85210

**SALE PRICE** \$3,595,000 (\$180 PSF)

**PROJECT TYPE** Industrial

**BUILDING SIZE** ±19,860 SF (Approx.)

**YEAR BUILT** 1992

**LOT SIZE** 0.99 AC (Approx.)

**ZONING** LI \*to be verified

**POWER** 600 Amps, 3-Phase  
\*to be verified by buyer

**FRONTAGE** W 2nd Ave

## PROPERTY OVERVIEW

A rare 19,860 SF (Approx.) industrial manufacturing facility located in the strong-performing Mesa submarket of Greater Phoenix. Ideal for manufacturing or light assembly, the property offers ample power (potentially three-phase), loading dock access, durable flooring, and space for office use.

Mesa's industrial market benefits from strong demand, limited new supply, and increasing rents, making this an attractive investment or owner-user opportunity with excellent access to major transportation routes.

## PROPERTY HIGHLIGHTS

- 8 Offices, 1 Conference Room and 4 Restrooms
- Fully Sprinklered
- Loading Dock and 1 Grade Level Door
- 16' Clear Height
- Gated Yard
- 1/3 of building has Air Conditioning

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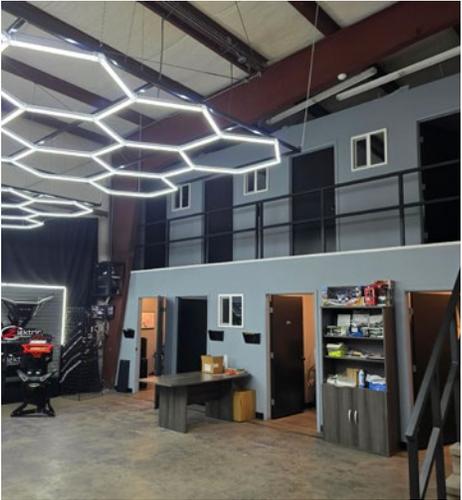
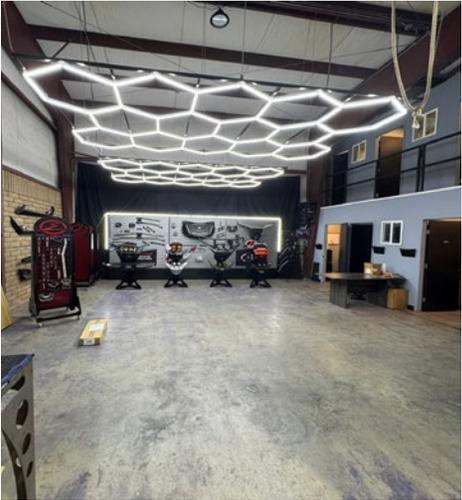
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# PICTURES

## ± 19,860 SF



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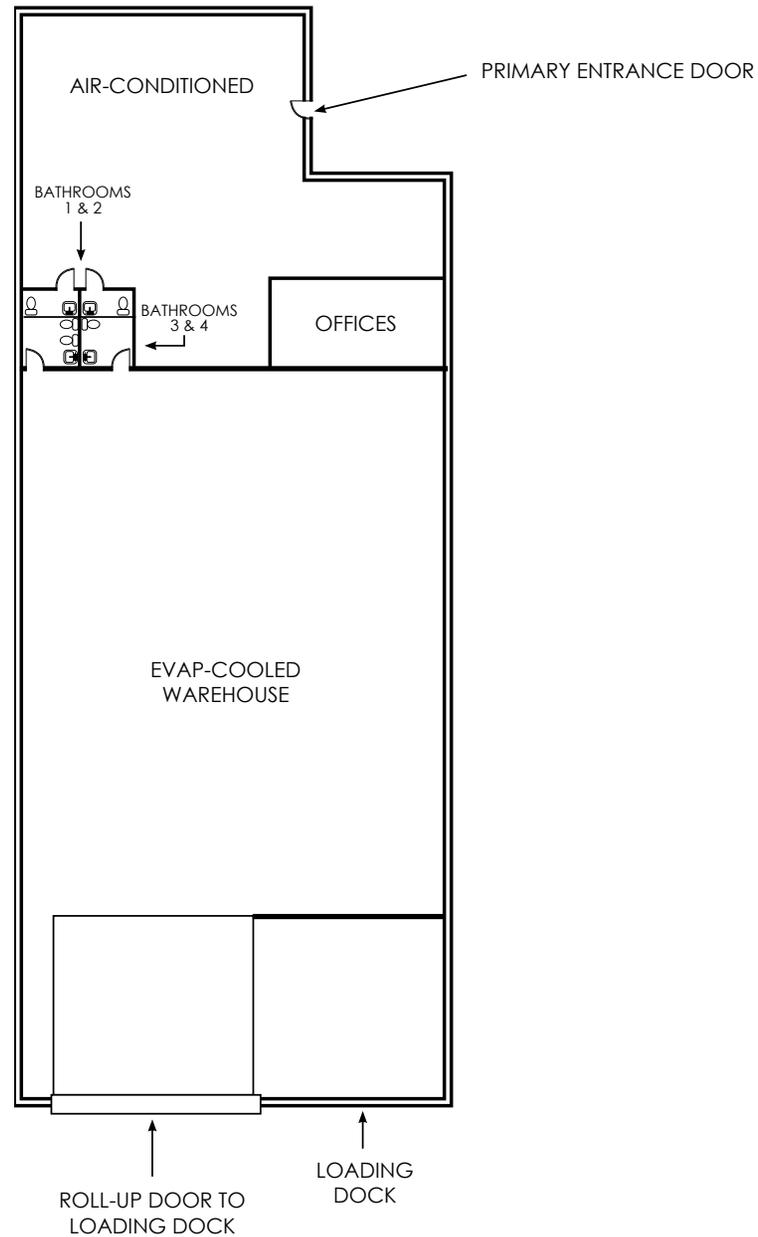


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# FLOORPLAN

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# AREA OVERVIEW

## Mesa, AZ

Mesa, Arizona, is a vibrant city located in the heart of the Phoenix metropolitan area. With a population of over 500,000 residents, Mesa offers a diverse range of amenities, cultural attractions, and a strong economy.

The surrounding area boasts a mix of residential neighborhoods and commercial businesses, creating a synergistic environment for service-oriented businesses. Mesa's continued economic development and expansion translates to a steady demand for auto and RV services, making this location a promising investment.

Mesa offers a relatively affordable cost of living compared to other major cities in the Phoenix area. This makes it an attractive option for businesses and residents alike.

The City of Mesa is committed to supporting businesses and creating a favorable environment for economic growth. The city offers a variety of resources and incentives to businesses, including financial assistance, workforce training, and marketing support.

Mesa's population is growing rapidly, which is creating a strong demand for goods and services. This presents a significant opportunity for businesses to serve the needs of the growing population.

With its blend of accessibility, a thriving local economy, and a growing customer base, Mesa offers a solid foundation for success in the auto and RV service industry.





**SITE**

