

AVAILABLE FOR LEASE

GENERAL INDUSTRIAL / DISTRIBUTION / STOREFRONT



BROADWAY 101 COMMERCE PARK

NWC BROADWAY ROAD & DOBSON ROAD, MESA, AZ



CUSHMAN &
WAKEFIELD



REAL ESTATE

PROPERTY HIGHLIGHTS



FEATURES



Convenient Access to
Loop 101 / 202 Freeway & US 60



52-Acre Master
Planned Business Park



Centrally Located in the Heart of the
Sky Harbor / Southeast Valley Submarket



16' - 28' Clear Height



Office / Storefront / Distribution Space /
Manufacturing and Warehouse



Grade Level / Truckwell
Loading Doors



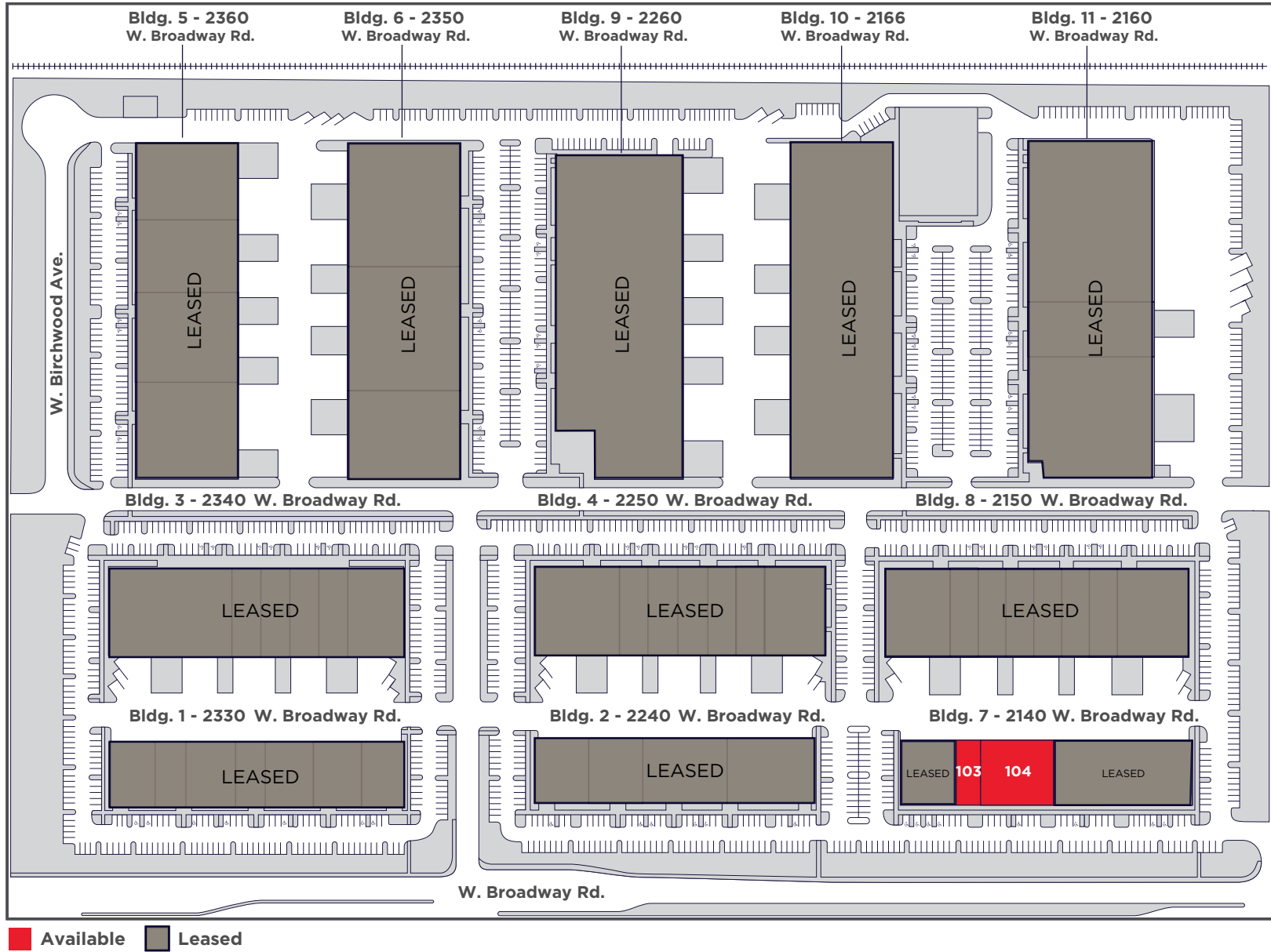
11 Buildings Totaling 808,000 SF



Available Sizes From
 $\pm 7,692$ - $\pm 19,396$ SF

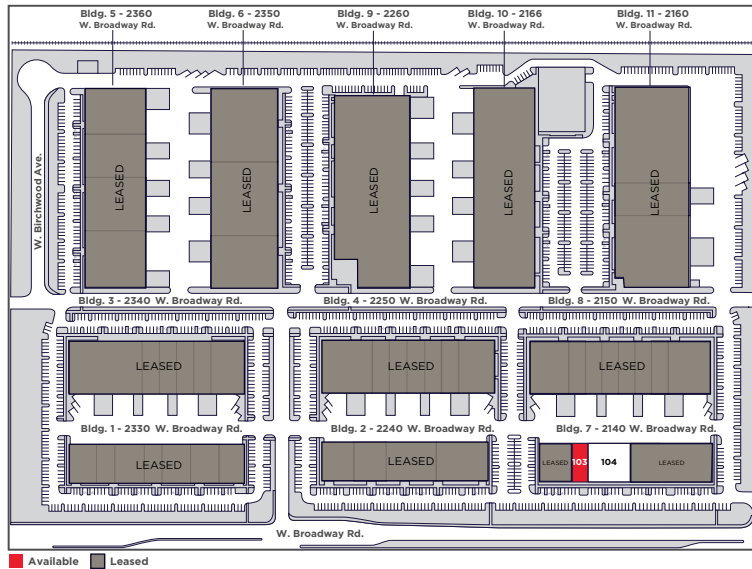


SITE PLAN / FLOOR PLAN

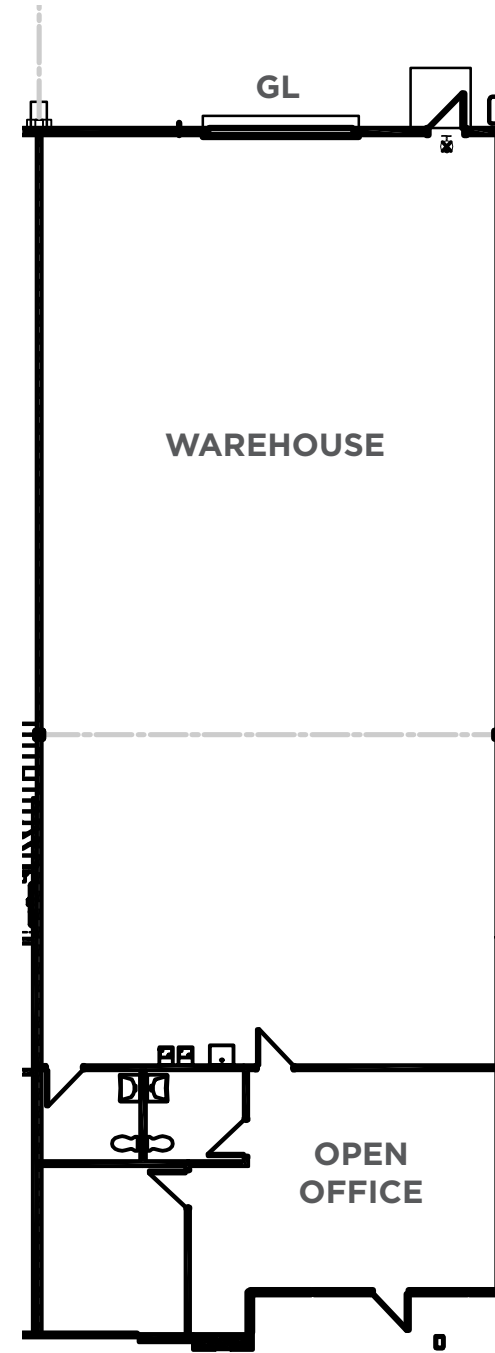


BUILDINGS FOR LEASE	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE	GRADE LEVEL DOOR	TRUCKWELL DOOR	CLEAR HEIGHT	PARKING RATIO	POWER	STATUS
Bldg. 7 - 2140 W. Broadway Rd.	103	±3,907 RSF	±893 RSF	Shell Condition	2	-	16'	2.8:1000 SF	200 AMPS 277/480	February 2026
Bldg. 7 - 2140 W. Broadway Rd.	104	±11,599 RSF	±2,089 RSF	Shell Condition	2	-	16'	2.8:1000 SF	200 AMPS 277/480	Available Now

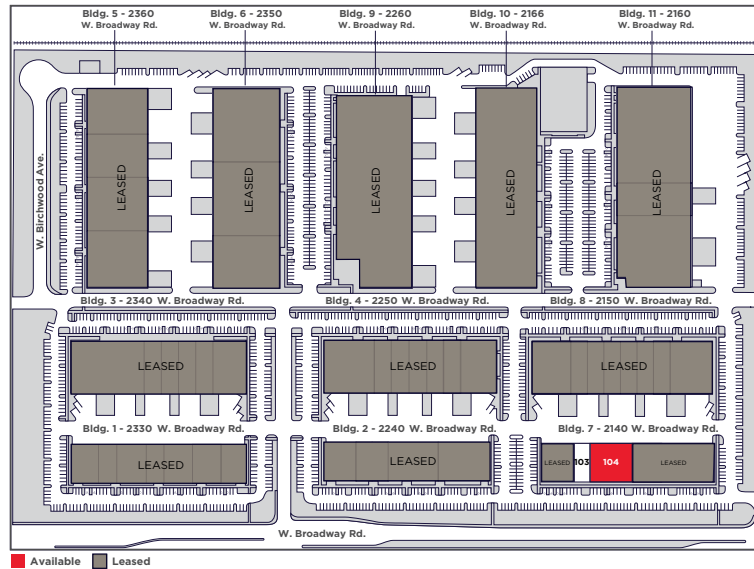
Suite 103 Building 7 - 2140



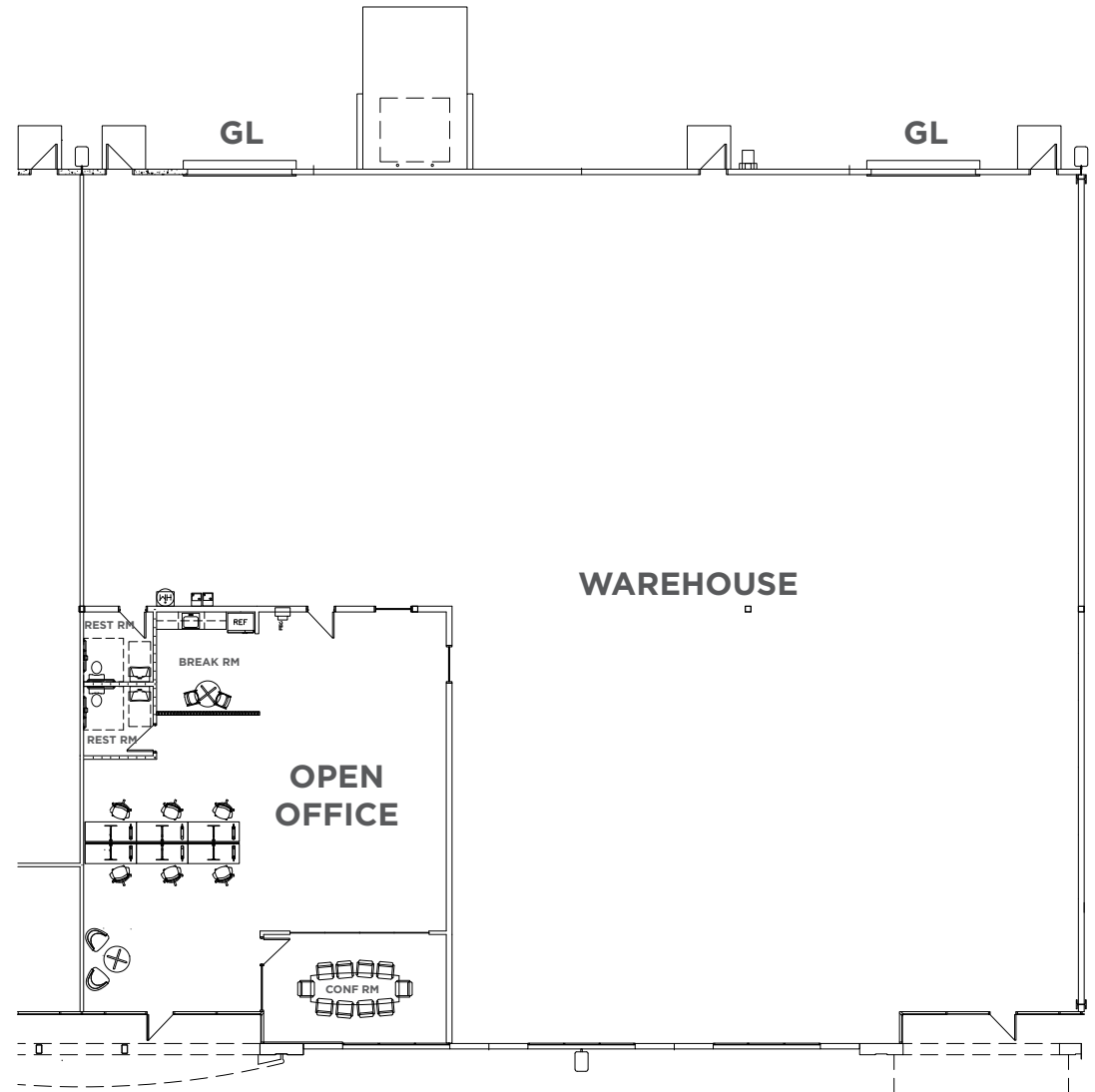
Total SF	±3,907 RSF
Office SF	±893 RSF
Warehouse	EVAP Cooled
Grade Level Door	1
Clear Height	16'
Parking:	2.8:1000 SF
Power	200 AMPS 277/480
Status	Available February 2026



Suite 104 Building 7 - 2140



Total SF	±11,599 RSF
Office SF	±2,089 RSF
Warehouse	Insulated with LED Lighting
Grade Level Door	2
Clear Height	16'
Parking:	2.8:1000 SF
Power	200 AMPS 277/480
Status	Available



CORPORATE NEIGHBORS



PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

DOWNTOWN
PHOENIX

ASU
ARIZONA STATE
UNIVERSITY

DOWNTOWN TEMPE

202

TEMPE
MARKETPLACE

PIESTEWA PEAK

CAMELBACK
MOUNTAIN

DOWNTOWN
SCOTTSDALE

101

202

PHOENIX SKY HARBOR
12 MINUTES | 9 MILES

LIGHT RAIL

BROADWAY 101 COMMERCE PARK



TO 202
7 MINUTES | 2.4 MILES

LIGHT RAIL

MAIN STREET

TO 101
2 MINUTES | 1 MILE

BROADWAY ROAD

S VALENCIA

Dexcom

Rotomaster
THE TURBOCHARGER AND COMPONENT SPECIALISTS

WASH WORKS

2 MILES TO 60

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