



SMALL BAY INDUSTRIAL WAREHOUSE FOR SUBLEASE

**7107 E SOUTHERN AVE**

SUITE #103 + #105, MESA, AZ 85209



# Sublease Offering

7107 E SOUTHERN AVE, STE #103 + #105, MESA, AZ 85209



**ASKING RATE:**

\$1.35/SF NNN



**DOORS:**

1 Grade level door in each suite



**CLEAR HEIGHT:**

18 Feet

**SF**

**SIZE:**

Suite 105: ±4,125 SF; can be combined with Suite 103 for a total of ±7,920 SF



**PARKING:**

Ample parking in front of and behind the premises



**TERM:**

Through November 30, 2028



# Property Photos

7107 E SOUTHERN AVE, STE #103 + #105, MESA, AZ 85209





# Property Features

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OPEN OFFICE/SHOWROOM

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HVAC WAREHOUSE

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SUITE 105:  $\pm 1,180$  SF OFFICE /  $\pm 2,945$  SF WAREHOUSE.

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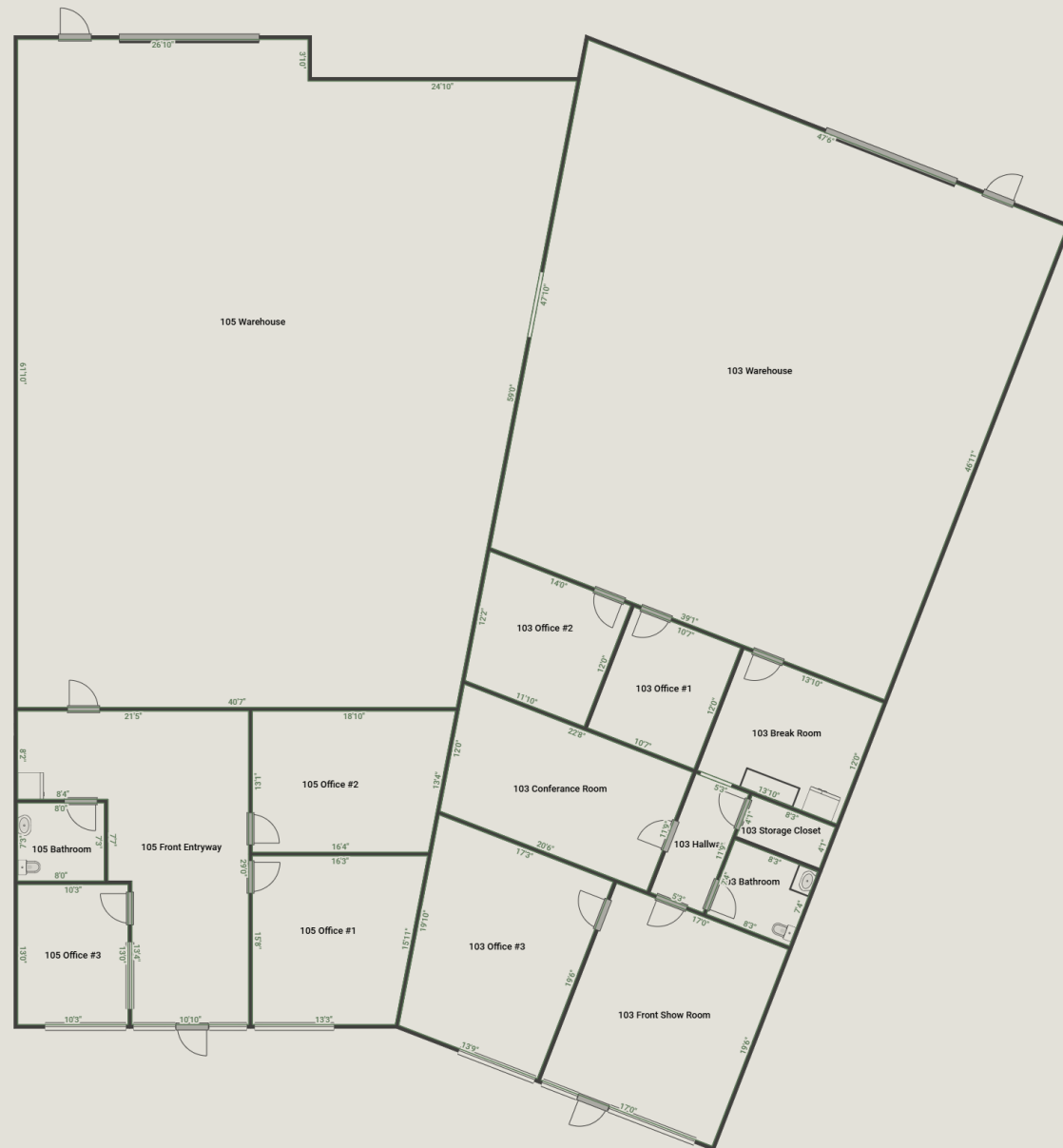
#103 AND #105 COMBINED  $\pm 3,100$  SF OFFICE /  $\pm 4,820$  SF WAREHOUSE

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# Floor Plan

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Thank you

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