

2060 S. *Vineyard*

MESA · ARIZONA · 85210

±0.9 ACRES · LIGHT INDUSTRIAL (LI) · SECURED OUTDOOR STORAGE / IOS

LEASE RATE

\$1.99 /SF/YR

\$6,500 / MO · \$78,000 / YR
NNN · 39,422 SF Yard

EXCLUSIVELY REPRESENTED BY

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§ 01 · EXECUTIVE SUMMARY

Fully-fenced, secured outdoor storage on **±0.9 acres** in the heart of South Mesa.

TREN CRE is pleased to present the opportunity to lease **±0.9 acres (39,422 SF)** of fully-paved, secured outdoor storage at 2060 S. Vineyard in Mesa, Arizona. The yard is enclosed by an **8-foot CMU block wall**, accessed through a controlled motor gate with keypad and on-site security camera coverage, and improved with **40 striped & outlined parking stalls** sized for trucks, trailers, RVs, fleet vehicles, and contractor equipment.

Zoned **Light Industrial (LI)** under the City of Mesa, the property accommodates a wide range of contractor storage, fleet parking, and Industrial Outdoor Storage (IOS) uses — a scarce and rapidly-tightening product type across the Phoenix metro. The site offers immediate access to US-60 and Loop 101, with Sky Harbor, downtown Tempe, and ASU all within a fifteen-minute drive.

Site & Improvements

ADDRESS	2060 S. Vineyard, Mesa, AZ
LAND AREA	39,422 SF · ±0.9 AC
APN	302-04-006R
ZONING	LI · Light Industrial
SURFACE	Fully Paved Concrete
PERIMETER	8' CMU Block Wall
ACCESS	Controlled Motor Gate · Keypad
SECURITY	On-site Cameras · Lighting
PARKING	40 Striped & Outlined Stalls
TOPOGRAPHY	Flat

PERMITTED USES

Industrial Outdoor Storage (IOS) · Contractor & Trade Yard · Fleet Vehicle Parking · Trailer / RV / Boat Storage · Equipment Staging · Materials & Inventory Storage. Buyer to verify intended use with City of Mesa.

LEASE RATE

\$1.99 /SF/YR
\$6,500 / mo · NNN

ANNUAL

\$78K
Base rent

YARD AREA

39,422 SF
±0.9 acres

PARKING STALLS

40
Striped & outlined

ZONING

LI
Light Industrial · Mesa

SECURITY

8' Wall
Gate · cameras · keypad



Fig. 01 · Paved yard looking south — 40 striped & outlined stalls



Fig. 02 · 8' CMU wall & vehicle gate



Fig. 03 · Primary motorized access gate

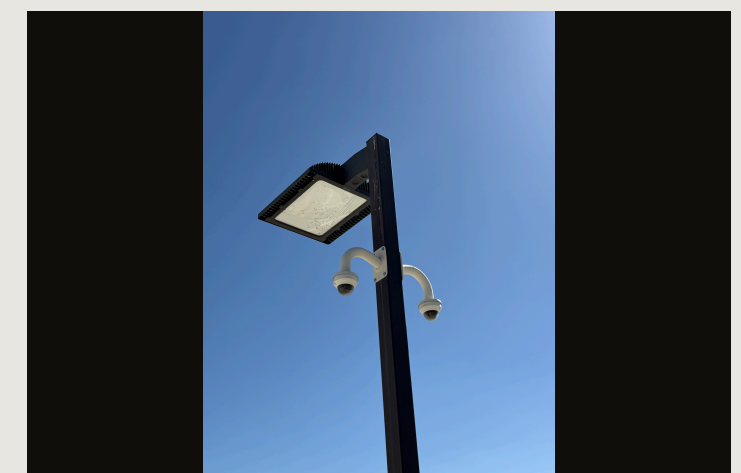


Fig. 04 · Site lighting & security cameras

§ 02 · LOCATION & WHY LEASE

Centred in the East Valley — *fifteen minutes* to Sky Harbor, ASU & Downtown Phoenix.



■ 5 min ■ 10 min ■ 15 min

South Mesa core · daily retail · US-60 Tempe · Chandler · Loop 101 / 202 Sky Harbor · Downtown PHX · ASU · Scottsdale

Fig. 05 · Drive-time isochrones from subject site

• MOVE-IN READY

- 01 **Scarce IOS Product in the East Valley**
Industrial Outdoor Storage inventory across Metro Phoenix continues to compress as municipalities tighten LI zoning. Fully-paved, walled, and secured yards under one acre rarely come available in established South Mesa.
- 02 **Turn-key Security Improvements**
8' CMU perimeter wall, motorized vehicle gate with keypad entry, pole-mounted LED lighting, and on-site dome cameras eliminate the typical capex and entitlement timeline associated with new IOS use.
- 03 **40 Striped & Outlined Stalls — Flexible Footprint**
Pre-striped layout accommodates fleet vehicles, trailers, RVs, and contractor equipment, with sufficient internal drive aisles for trucks and large trailers to circulate without external maneuvering.
- 04 **Centrality & Freeway Access**
Quick access to US-60, Loop 101, and Loop 202 places the East Valley's residential rooftops, Sky Harbor cargo, and downtown Tempe employment within a fifteen-minute service radius.

FOR INQUIRIES

Schedule a tour.

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