

MESA INDUSTRIAL/FLEX

FOR SUBLEASE

1828 N HIGLEY RD
SUITE 101
MESA, AZ 85205

CONTACT INFORMATION

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PROPERTY DETAILS

PRICING DETAILS	\$16,913.97/MO (\pm \$0.81/SF) + NNNs
2026 NNN's	\$0.25/SF/MO
AVAILABLE SF	\pm 20,872 SF
SUBLEASE EXPIRATION	April 30, 2027
CONTIGUOUS ADDITIONAL SPACE	A direct Lease with Landlord possible to extend the Term, and/or to expand the available space from \pm 20,872 SF to \pm 40,000 - \pm 60,000 contiguous SF
ZONING	LI - City of Mesa
CLEAR HEIGHT	30'10"
POWER	250 Amps





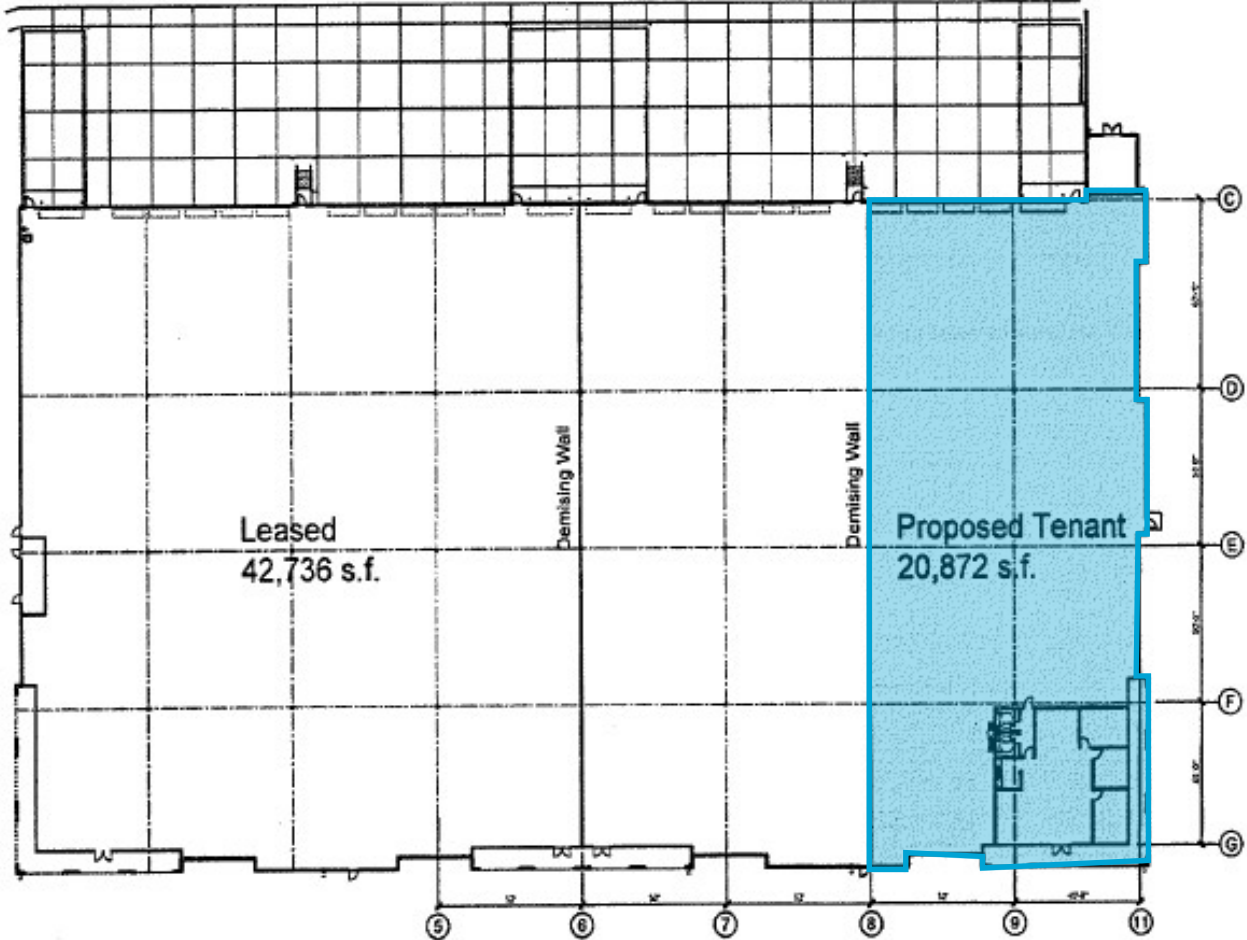
1828 N HIGLEY RD | SUITE 101 | MESA, AZ 85205

PROPERTY HIGHLIGHTS

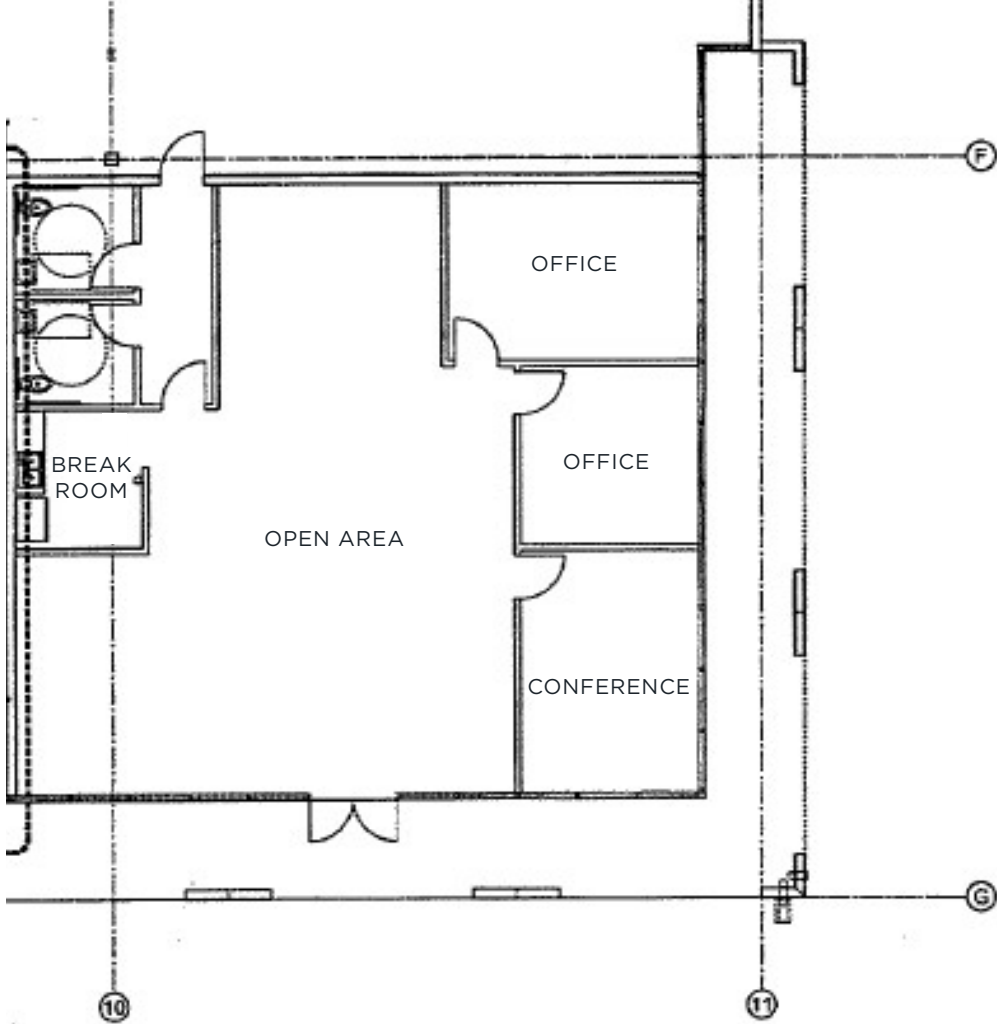
- Five loading docks; one ramp and four dock high
- The four high docks are 10'5" high x 9'4" wide
- One leveler in one of the high docks
- Fenced & gated yard
- Ramp loading door is 15'11" high x 13'11" wide
- Easy access to Loop 202 & SR-60
- Directly south of Falcon Field Airport
- Fire sprinklers in warehouse
- EVAP in the warehouse and A/C in the office



FLOOR PLAN



OFFICE FLOOR PLAN

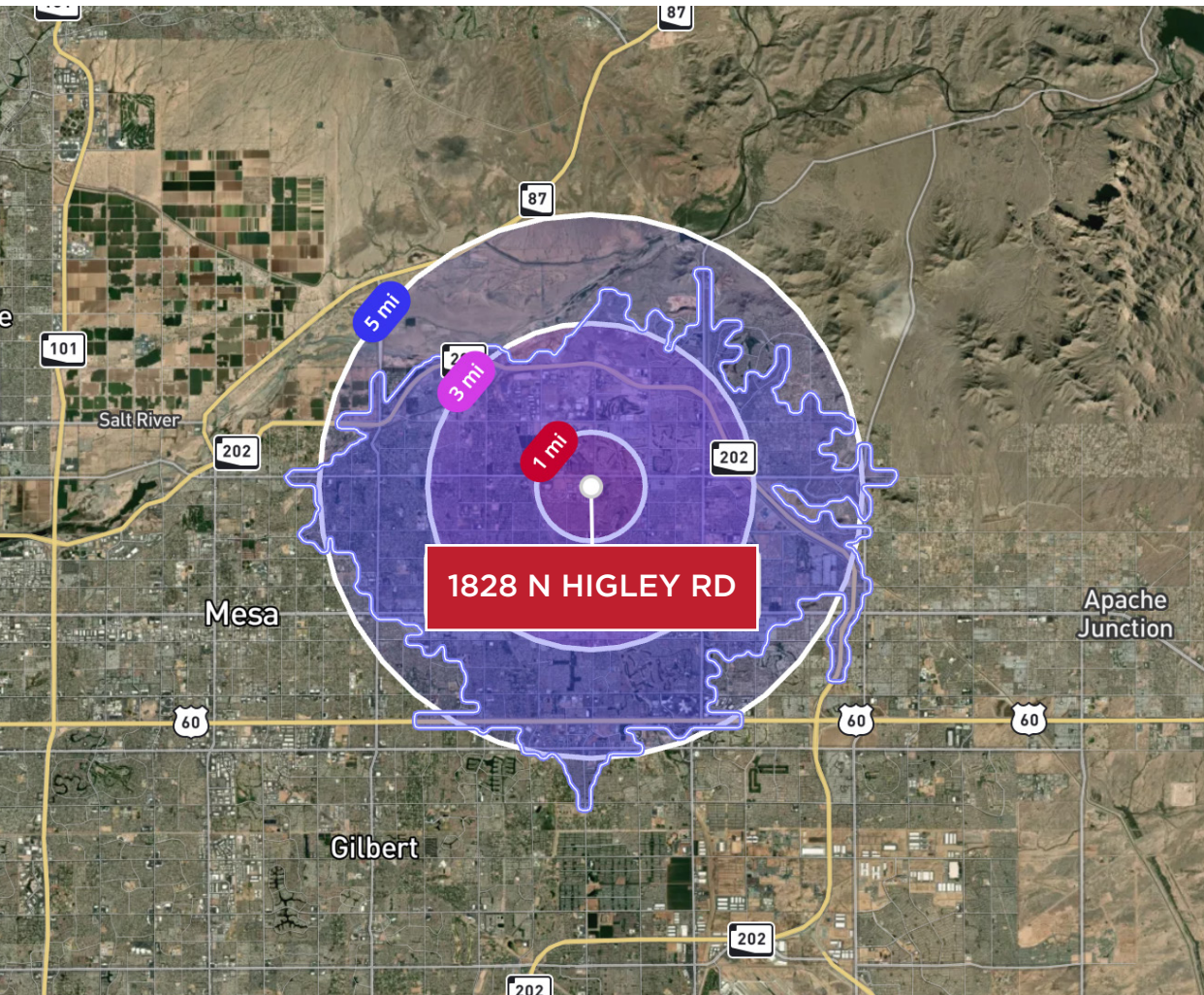






NEARBY RETAILERS

DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	9,311	88,408	230,218
2030	9,780	92,270	240,454

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	4,092	37,515	94,067
2030	4,317	39,366	98,655

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$101,649	\$105,783	\$106,036

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2025	\$443,691	\$400,300	\$412,045

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	6,264	29,078	73,193

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	629	3,367	9,890

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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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