

FOR SALE

525 W. BASELINE ROAD | MESA, ARIZONA 85210

±36,140 SF Freestanding Industrial Building with Yard



S. VINEYARD

W. BASELINE RD.



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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

Total Square Footage:	36,140 SF
Office Buildout:	+40%
Year Built:	1999
Year Renovated:	2019
Loading:	2 Grade Level Doors 2 Truckwells
Clear Height:	23' - 25'
Zoning:	LI, City of Mesa
Parcel Size:	4.41 Acres
Parcel Numbers:	302-04-006M & 302-04-006R
Sprinklered:	Yes
Construction Type:	Block
Power:	1200 Amps 120/208v
Warehouse:	EVAP
Parking:	84 Spaces (18 covered) at Building
Yard:	+1 Acre Fenced/Secure
Lighting:	LED Motion-Sensored

RECENT IMPROVEMENTS

2019

- Complete Office Renovation
- Concrete-Paved Yard
- Roof Mounted Solar

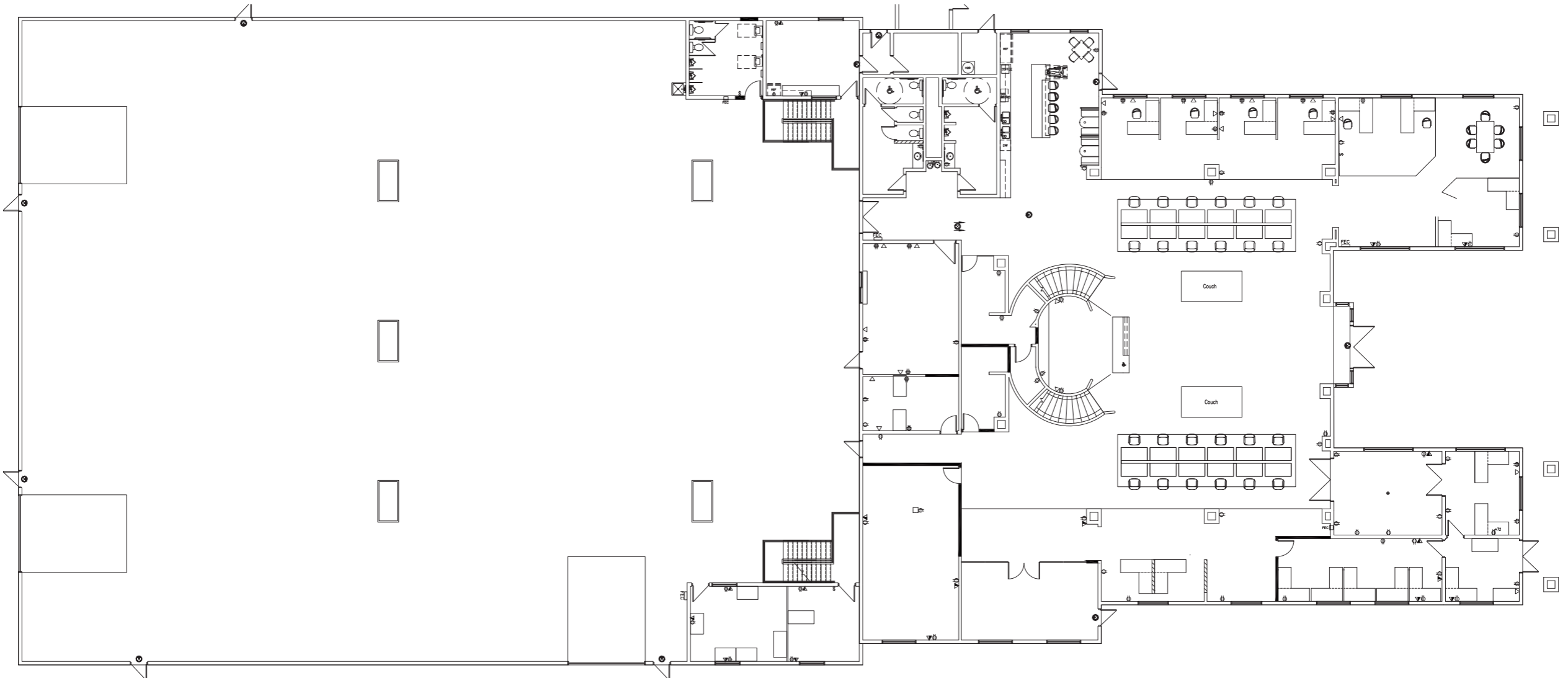


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PROPERTY OVERVIEW

FLOOR PLAN - FIRST FLOOR

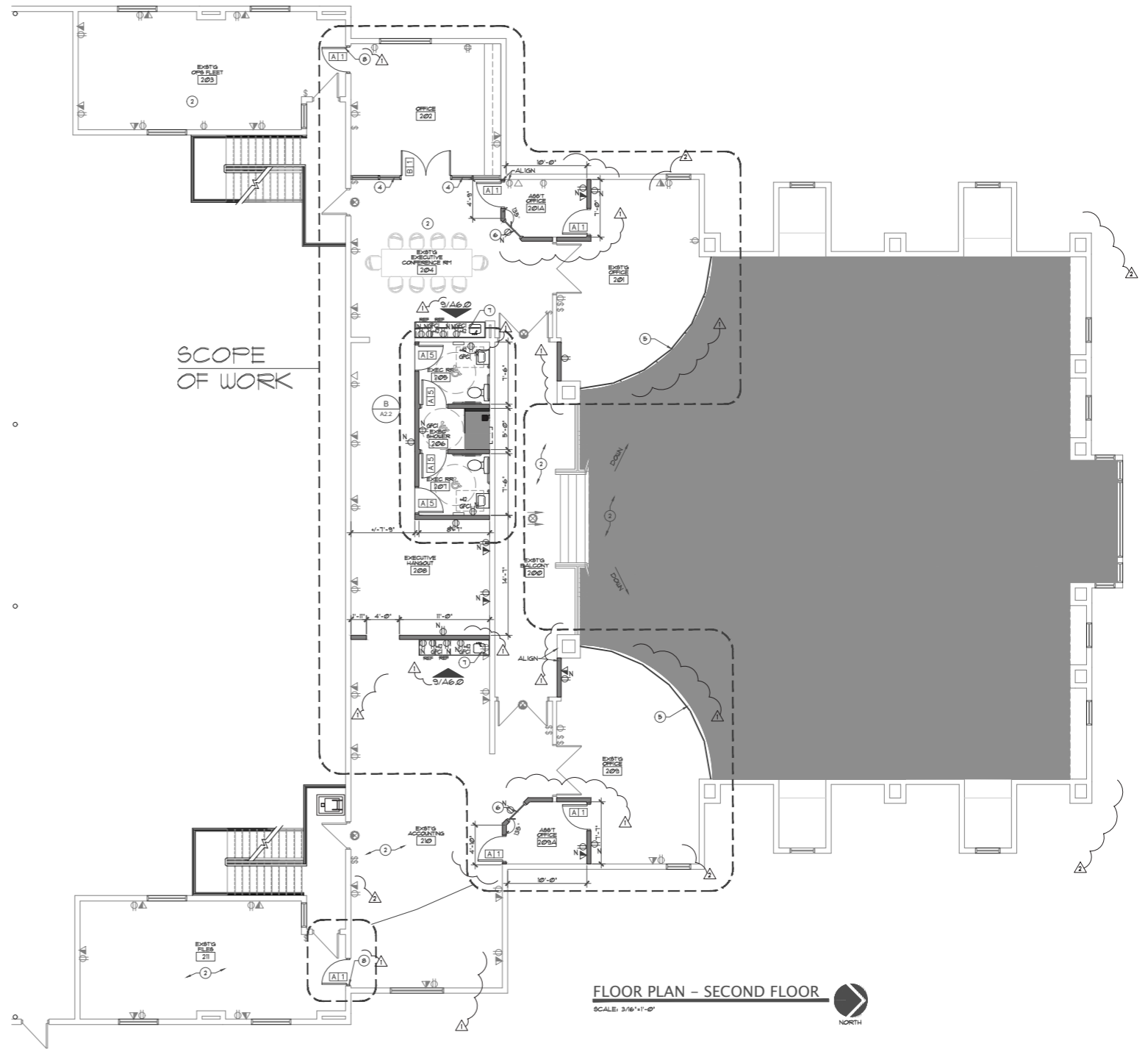


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PROPERTY OVERVIEW

FLOOR PLAN - SECOND FLOOR



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PROPERTY OVERVIEW

INTERIOR PHOTOS



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LOCATION OVERVIEW

REGIONAL FREEWAY MAP



LOCATION SUMMARY

- Prominent Baseline Road Frontage
- Direct/Immediate Access to US 60
- Location is Central to SE Valley Freeway Network
- Dense Employment
- Abundant Area Amenities



MAJOR MESA EMPLOYERS



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