

**FOR SALE**

26,902 SF on 2.251 Acres

\$6,456,000 | \$240/SF

Building 1: 14,788 SF | \$3,549,000

Building 2: 12,114 SF | \$2,907,000

savills

# Two Building Industrial/Flex Campus

Buildings Can Be Purchased Individually

828 E. ISABELLA AVENUE, MESA, AZ 85204

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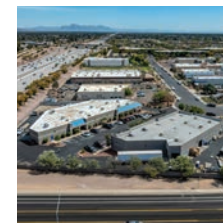
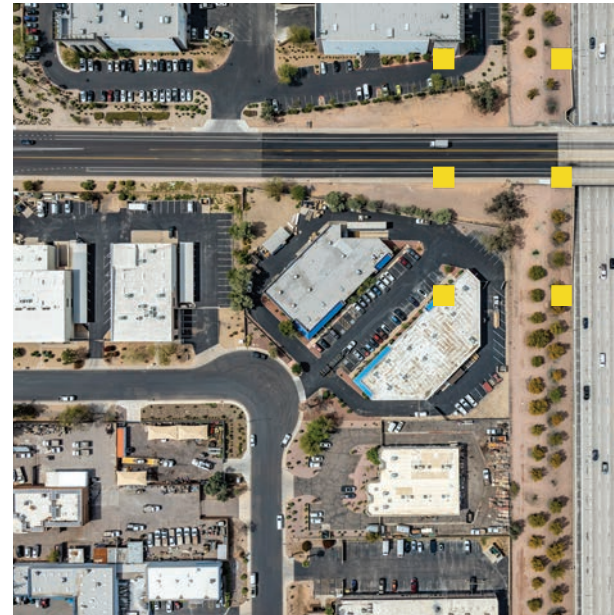
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# Executive Summary

- A highly desirable industrial/flex campus featuring a 14,788 SF office/flex building (Building 828-1), and a 12,114 SF industrial building (Building 828-2) totaling 26,902 SF on 2 lots equaling 98,056 SF (2.251 acre).
- The lot split has been processed to subdivide into two separate City-approved parcels, providing exceptional flexibility for an owner-user or owner-investor. Building 828-1 occupies 1.171 acres (51,083 SF), while Building 828-2 spans 1.080 acres (47,043 SF)
- Zoned LI (Light Industrial - City of Mesa), this unique two-building "campus" offers a versatile setting that is perfectly suited for a variety of uses including industrial / flex users, office operations, technology firms, and/or light manufacturing companies. The drive-around campus with a secured yard offers two truck wells along with three existing ground level doors for ease of shipping/loading operations. The unique layout and strategic separation accommodates scalable uses, allowing businesses to occupy immediately or expand seamlessly within the complex as they grow.
- This blend of functionality and layout along with direct freeway access makes the complex an ideal hub for innovation and productivity. Located in Mesa, a city known for its business-friendly climate and growing economic landscape, an investment in this complex promises not only immediate utility but also long-term appreciation, positioning a new owner at the forefront of a diverse and expanding market.
- Existing office area can be removed/converted to additional warehouse

\* All square footages based on Survey completed in July 2024. Buyer to verify.



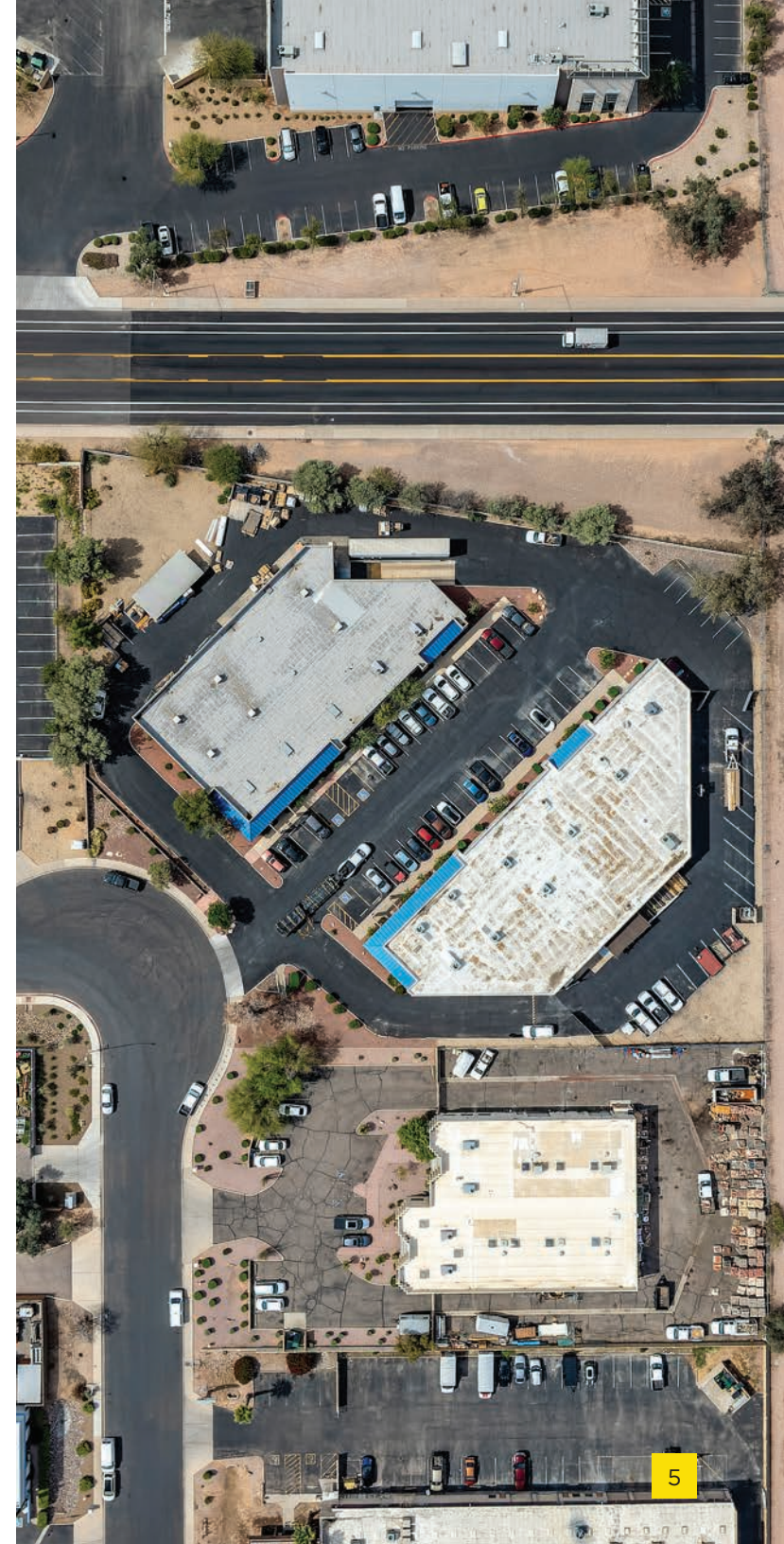


# Property overview

<b>Asking Price:</b>	\$6,456,000 (\$240.00 per SF)
<b>Location:</b>	828 E Isabella Avenue, Mesa, AZ 85024
<b>County:</b>	Maricopa

	Building 828-1	Building 828-2
<b>Sale Price:</b>	\$3,549,000 (\$240.00 per SF)	\$2,907,000 (\$240.00 per SF)
<b>Year Built:</b>	1985	1998
<b>Parcel ID:</b>	131-11-011B	131-11-011A
<b>Zoning:</b>	Light Industrial, City of Mesa	Light Industrial, City of Mesa
<b>Parcel Size:</b>	51,013 SF (1.171 Acres)	47,043 SF (1.080 Acres)
<b>Building SF:</b>	14,788 SF	12,114 SF
<b>Current Buildout</b>	100% Office	Office & Warehouse
<b>Clear Height:</b>	±12'	±14'
<b>Truck Well Doors:</b>	1	1
<b>Grade Doors:</b>	1	2
<b>Power:</b>	120v, 3 phase, 800 amps	120v, 3 phase, 200-amps
<b>Utilities:</b>	Electric SRP & Natural Gas City of Mesa	Electric SRP & Natural Gas City of Mesa
<b>Structure:</b>	Concrete Masonry	Concrete Masonry
<b>Roof:</b>	Flat Roof; Sealed Membrane	Flat Roof; Sealed Membrane
<b>Parking:</b>	43 stalls	27 Stalls
<b>Flood Zone:</b>	Zones X, FEMA Map 04013C2264M, November 5, 2015	Zones X, FEMA Map 04013C2264M, November 5, 2015

\* Buyer to verify all square footages.

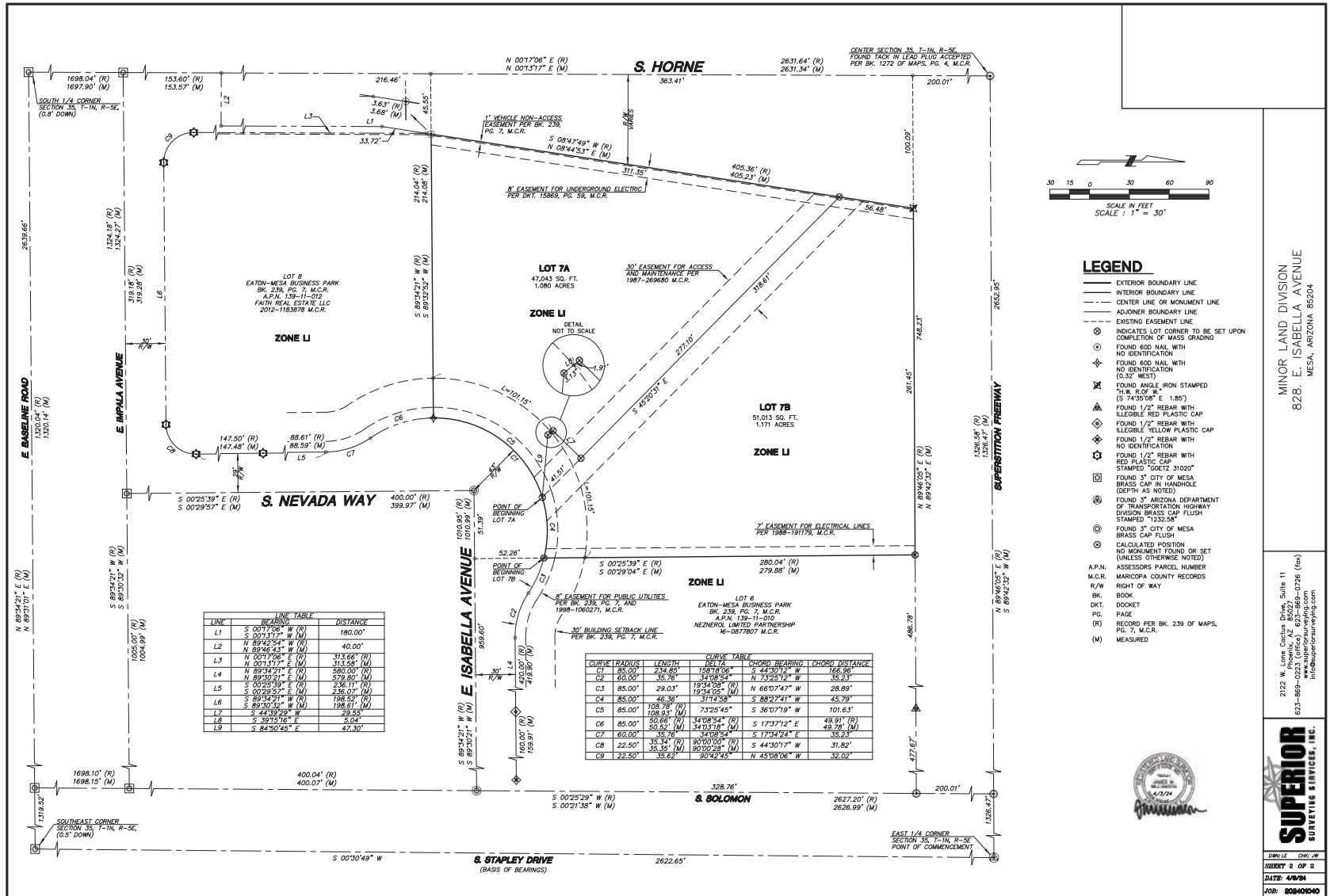


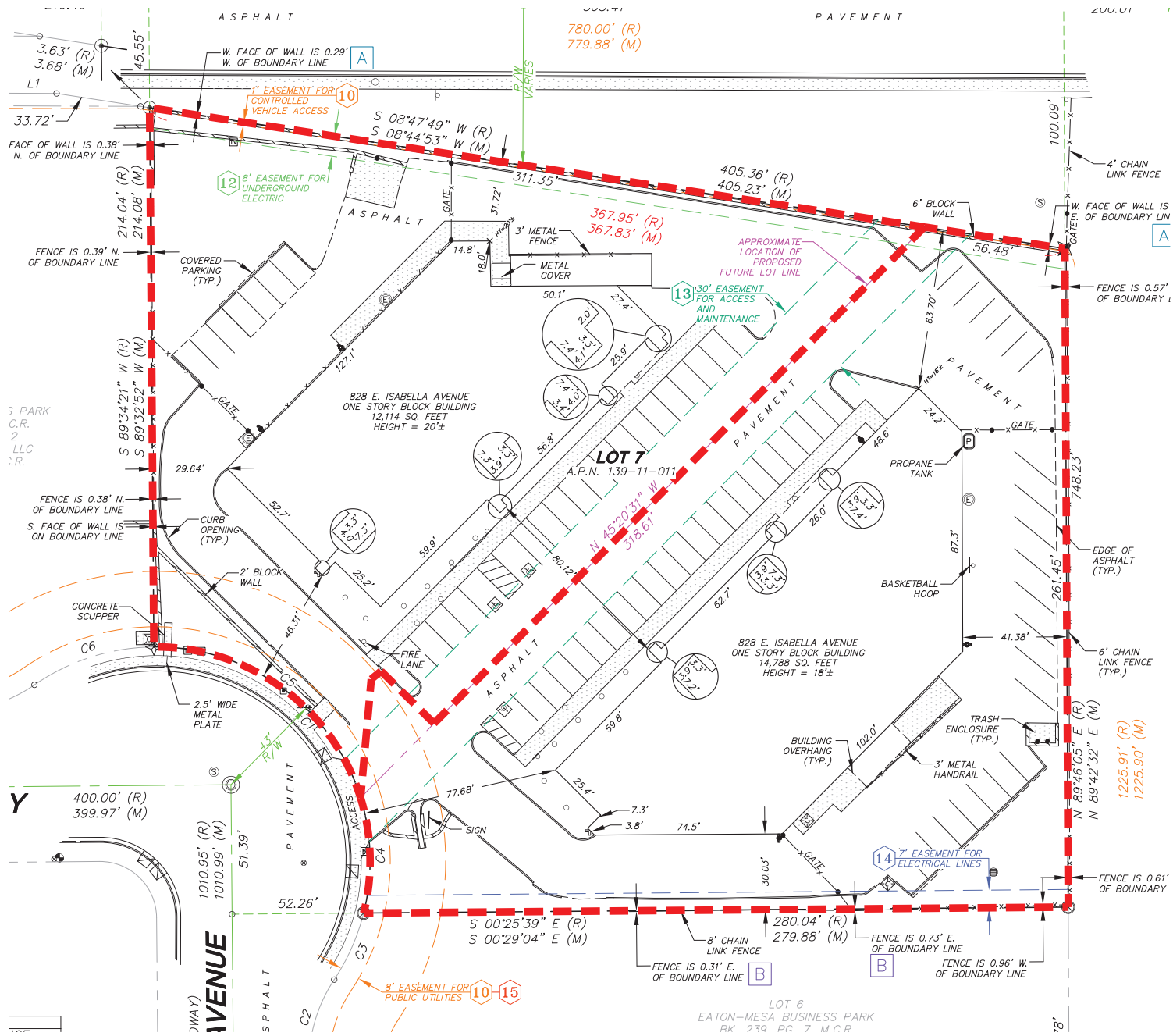
**Building 828-2: 12,114 RSF**

**Building 828-1: 14,788 RSF**



# Parcels



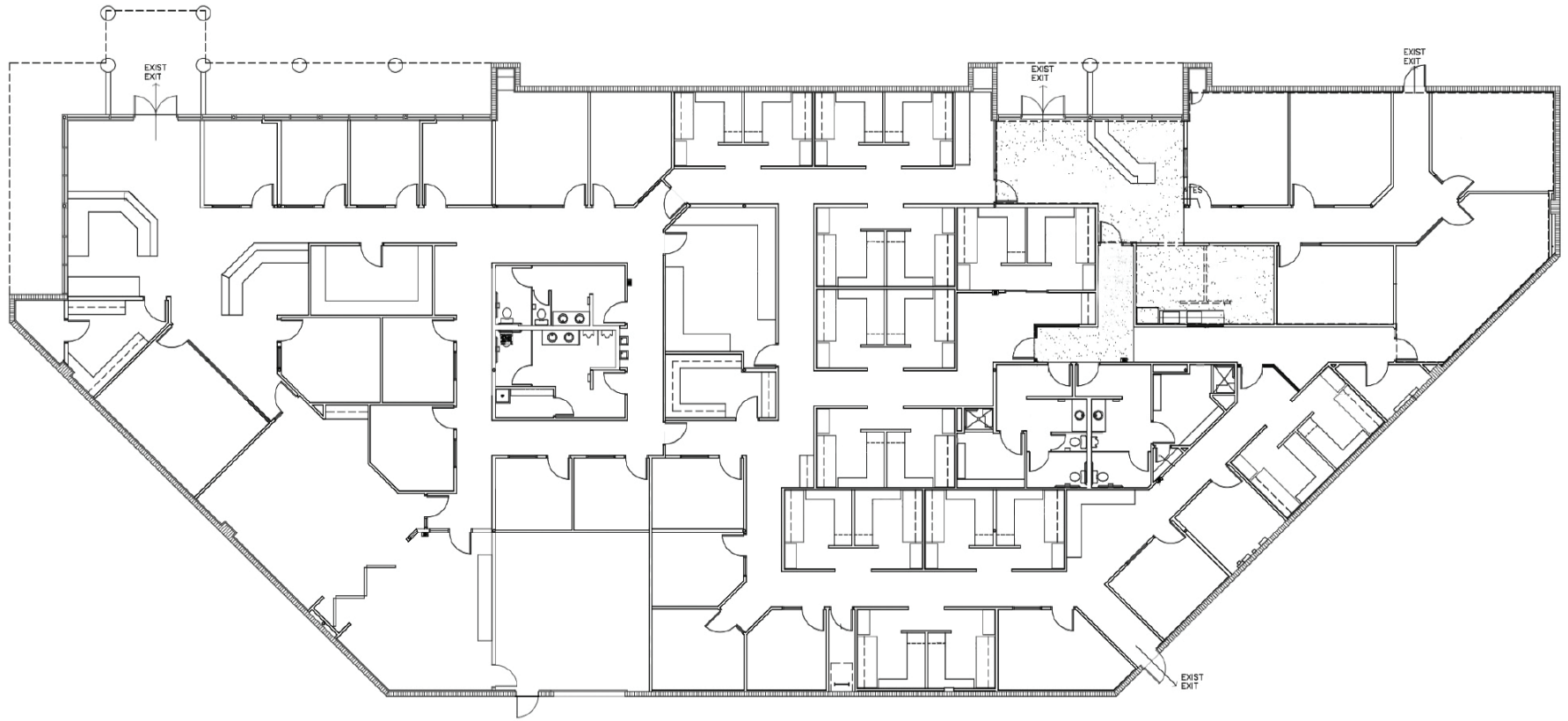




# Building **828-1**

Building Size	Year Built	Power	Parcel No.	Parcel Size	Clear Height	Building Type
14,788 RSF	1985	120v, 3 phase, 800 amps	131-11-011A	1.080 AC	±12'	Office/Flex





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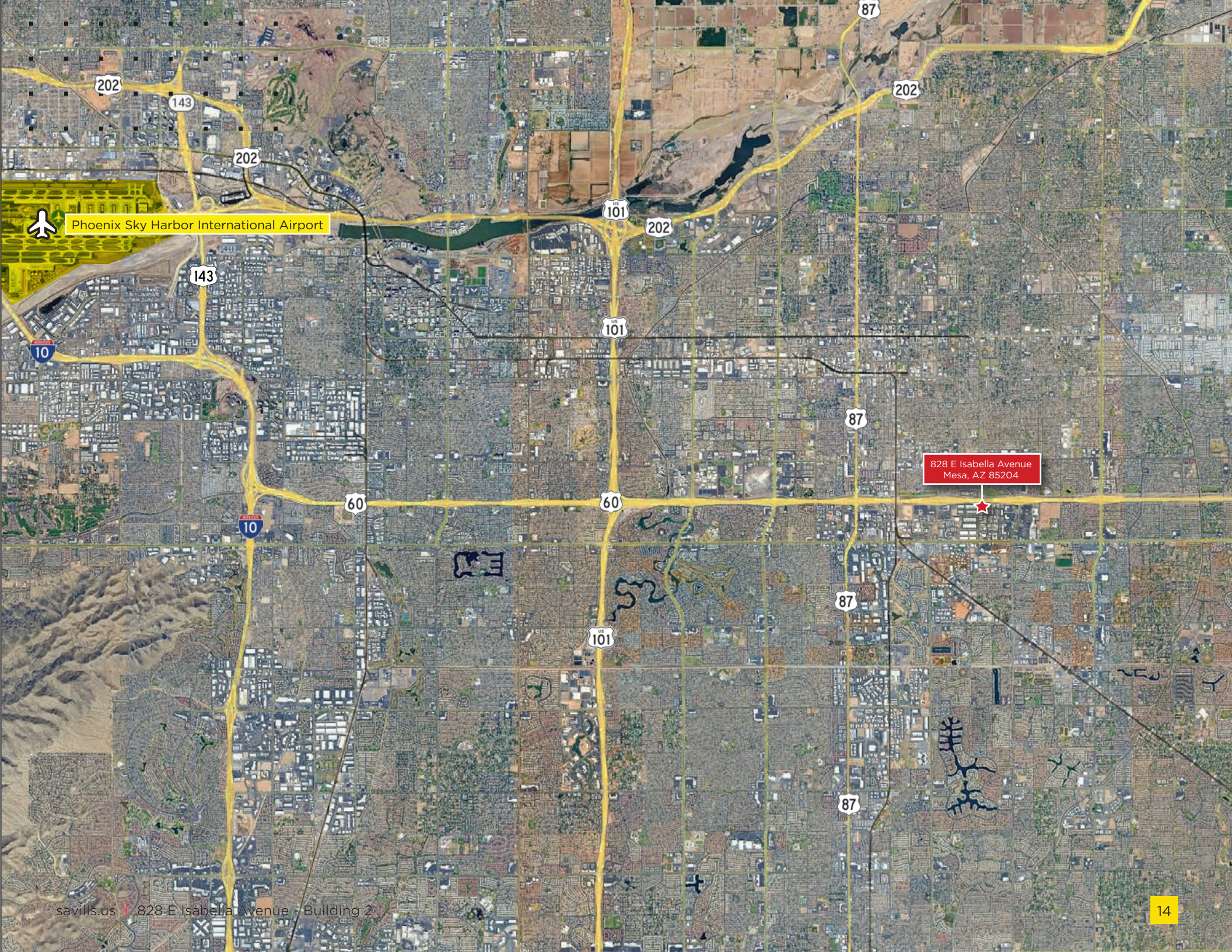




# Building **828-2**

Building Size	Year Built	Power	Parcel No.	Parcel Size	Clear Height	Building Type
12,114 RSF	1998	120v, 3-Phase, 200 amps	131-11-011B	1.171 AC	±14'	Light Industrial





Phoenix Sky Harbor International Airport

828 E Isabella Avenue  
Mesa, AZ 85204



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**BUILDING 828-2**  
12,126 RSF

**BUILDING 828-1**  
14,825 RSF

S HOME

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