

827 WEST GROVE

FOR SALE

ADVANCED MANUFACTURING INFRASTRUCTURE IN PLACE

4,000
AMPS

PROPOSED LOADING AREA

827 WEST GROVE AVENUE • MESA, ARIZONA

 **LEE & ASSOCIATES**
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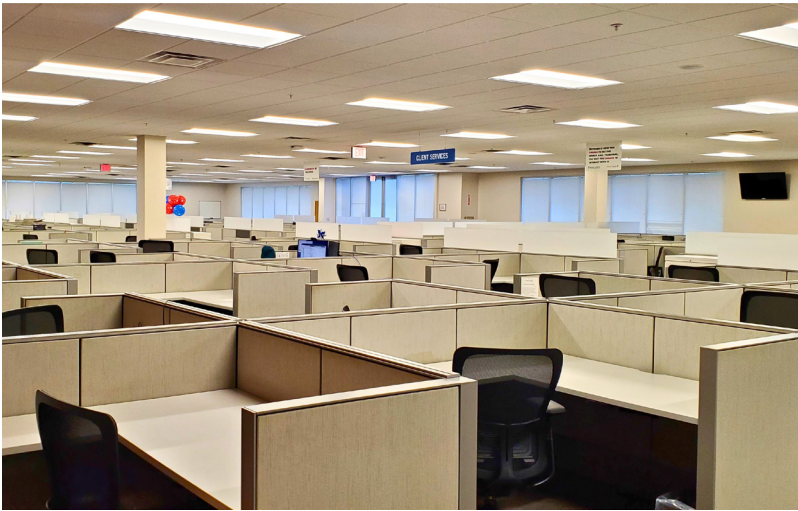
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**MULTIPLE
USES**



**MULTIPLE
OPPORTUNITIES**

AN EFFICIENT **MULTI-USE FLEX BUILDING**
WITH **+70,000 RSF** AVAILABLE.



LAB



LIGHT
MANUFACTURING



RESEARCH &
DEVELOPMENT

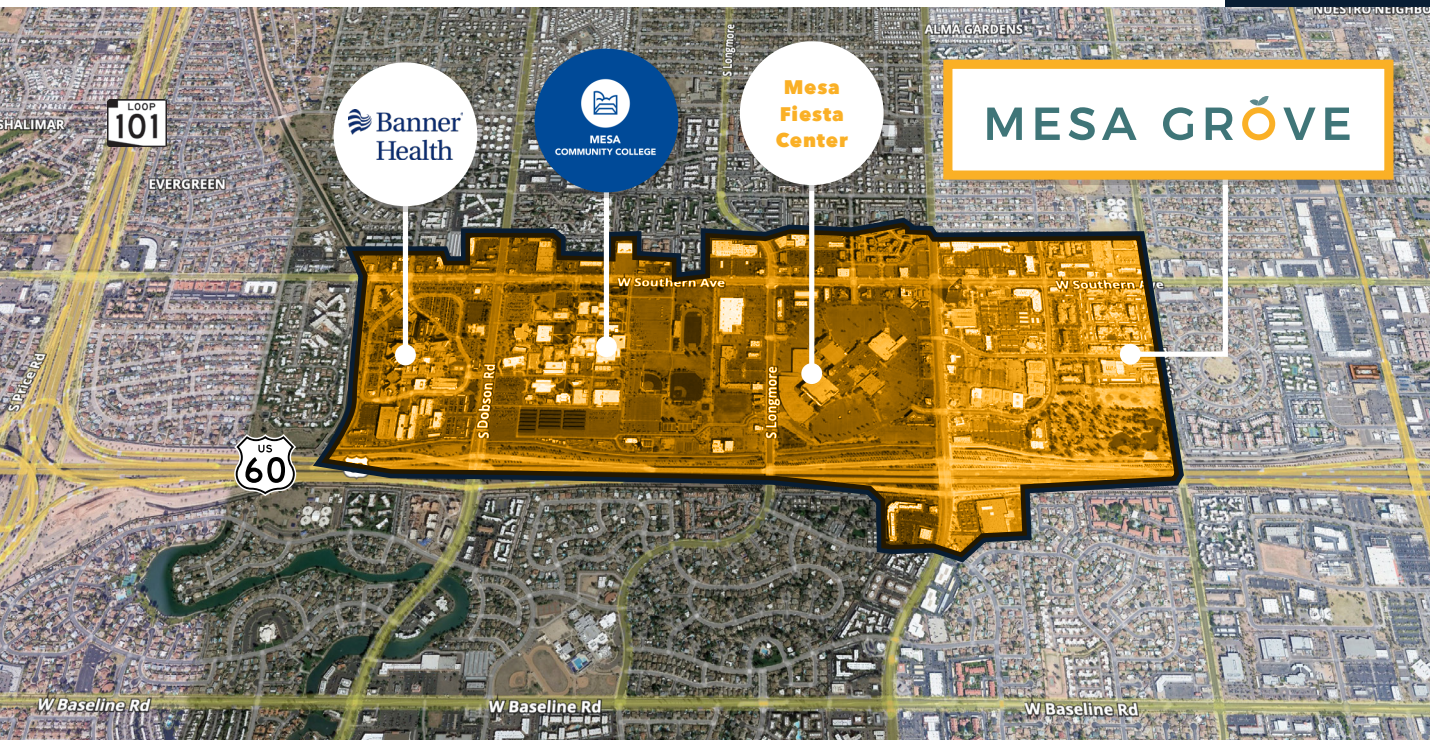


INDUSTRIAL FLEX

KEY HIGHLIGHTS

827 W Grove's building quality and location offers the following advantages:

- ±70,000 RSF on Two Floors
- Ideal Lab or Flex Space
- Low NNN Costs
- Access to SE Valley Labor Pool and Demographics
- Grade Level Loading
- ±5.09 Acre Site
- Full Diamond Interchanges at US 60 and Alma School
- Abundant restaurants within Walking Distance

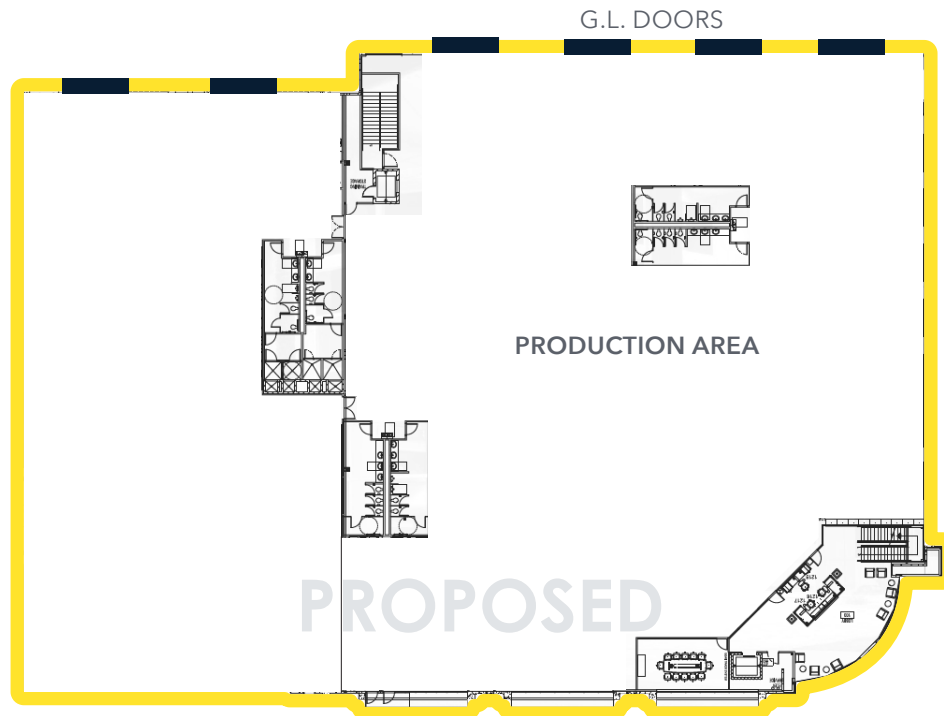


POWER STATS

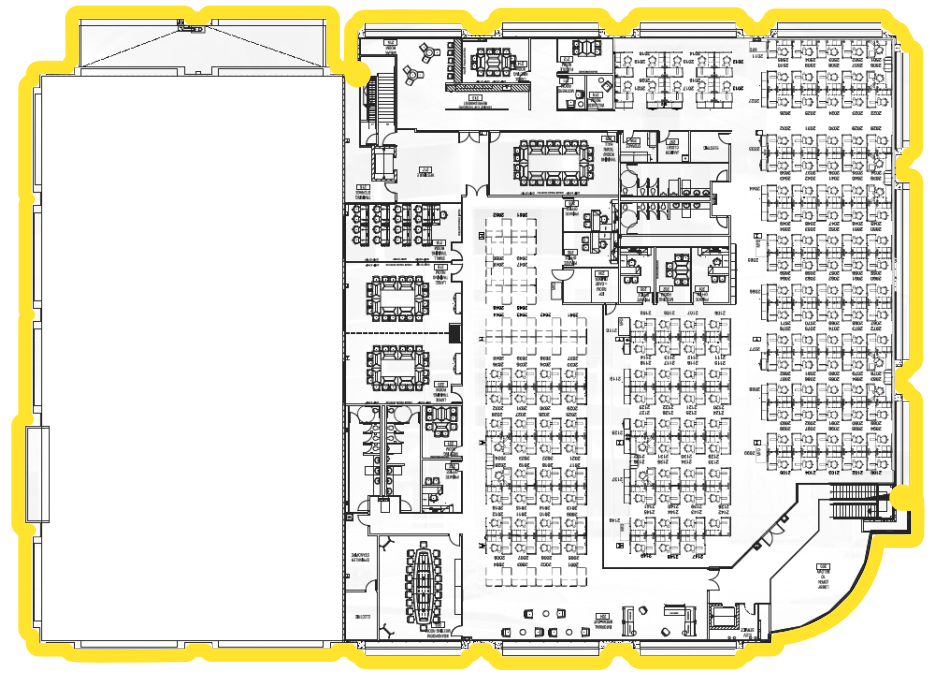
- 4,000 Amps
- Dual Fiber Available From Cox and Integra
- 240 Total Tons of Cooling via 4 Brand New York Units
- 1000 kW Back-up Generator On-Site

AVAILABILITY

MESA GROVE



First Floor - ±42,476 RSF



Second Floor - ±27,085 RSF

±70,000 RSF
TOTAL BUILDING SIZE

AMENITY MAP



RESTAURANTS

1. SENOR SUSHI
2. SMASHBURGER
3. BOULDERS ON SOUTHERN
4. TACOS & DOGOS
5. DENNY'S
6. MARISCOS EL REY
7. STUFFRAGEOUS STUFFED BURGERS
8. GREEN CORNER RESTAURANT
9. WILDBERRIES
10. MESQUITE GRILL & SPORTS BAR
11. CULVER'S
12. WAFFLE HOUSE
13. CRACKERS & CO. CAFE
14. APPLEBEE'S
15. T.C. EGGINGTON'S
16. TOM'S BBQ
17. LONGHORN STEAKHOUSE

BANKS

18. CHASE
19. CHASE
20. NATIONAL BANK OF ARIZONA
21. ARIZONA BANK & TRUST
22. WELLS FARGO
23. PNC
24. BMO HARRIS
25. FIRST CONVENIENCE BANK

ATTRACTIONS

26. GOLFLAND SUNSPASH
27. STRIPE SHOW GOLF CLUB
28. MESA COMMUNITY COLLEGE
29. EOS FITNESS
30. SKATELAND
31. FITNESS 1440



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