

MET 202 - BUILDING B

3437 South Crismon Road
Mesa, AZ 85212

Sublease Through August 2034

\$0.80 SF/month (NNN)



Leasing Information:
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Lincoln

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3131 East Camelback Road Suite 318
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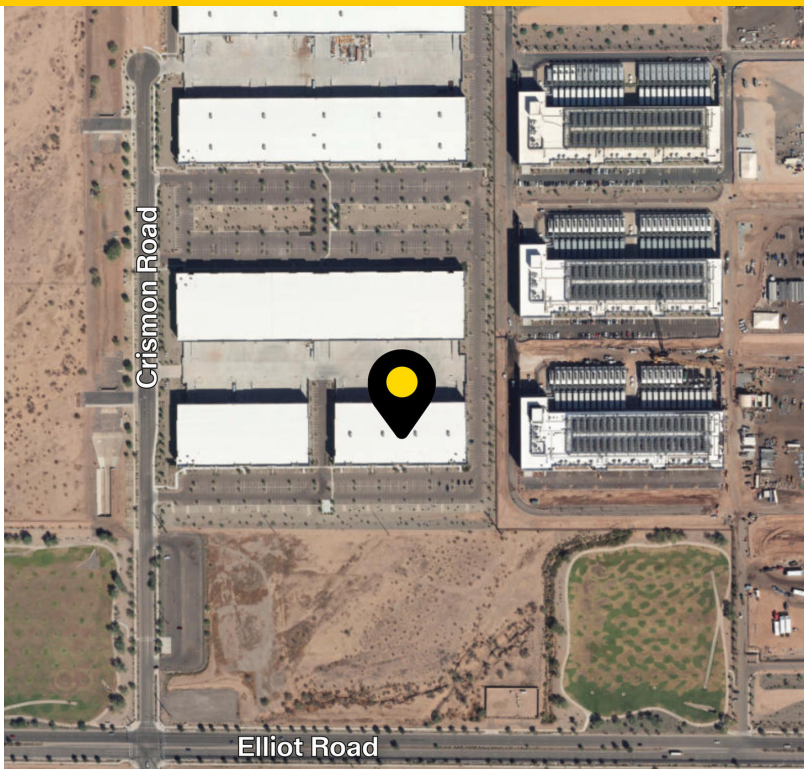
www.lpc.com

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Property Summary

84,265 SF



Property Overview

MET 202 - Building B is a modern Class A industrial building totaling 84,265 SF (potential to divide) and is available via sublease through August 2034. Key property features include:

- 3,492 SF Office
- 32' Clear Height
- 20 Dock High Doors
- 4 Grade Level Doors
- 100% HVAC Warehouse
- 3,000 A, 277/480v Power
- Building in Excellent Condition – Built in 2023

Location Overview

The Property is strategically located at the intersection of Elliot Road and Crismon Road in Mesa, Arizona, within the highly sought after Elliot Road Technology Corridor. This premier Southeast Valley location offers direct connectivity to Loop 202, just 1.8 miles away via Elliot Road, providing efficient access throughout the greater Phoenix metro. The property is approximately 7.5 miles from Phoenix-Mesa Gateway Airport and within convenient reach of Phoenix Sky Harbor International Airport, making it ideal for regional and national distribution. Surrounded by major corporate users, advanced manufacturing, and high tech operations, the area is supported by robust infrastructure.

Offering Summary

Lease Rate:	\$0.80 SF/month (NNN)
Available SF:	84,265 SF
Building Size:	84,265 SF

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	32	160	2,149
Total Population	97	479	6,898
Average HH Income	\$157,327	\$158,597	\$150,926

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Site Plan
84,265 SF



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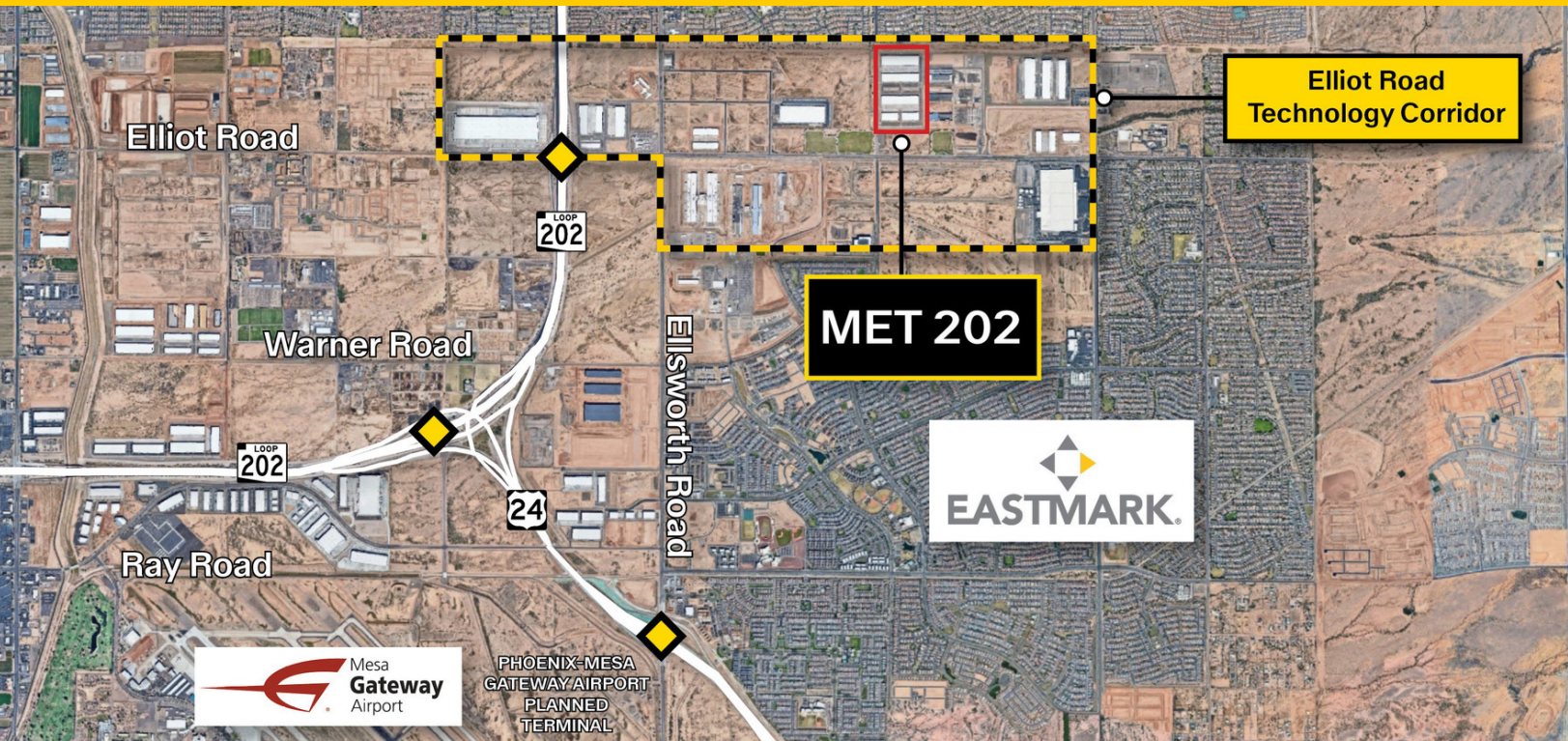
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Location Overview

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Premier Southeast Valley Location with Impeccable Access

1.8 Miles

to Loop 202 via Elliot Road

3.9 Miles

to U.S. Route 60 via Ellsworth Road

7.5 Miles

to Phoenix-Mesa Gateway Airport

26.7 Miles

to Phoenix Sky Harbor International Airport

Mesa is the **3rd largest city** in
Arizona following Phoenix and Tucson

KEY TARGETED INDUSTRIES

- Healthcare and Biosciences
- Aerospace and Defense
- Semiconductors
- Electric Vehicles
- Technology
- Advanced Manufacturing

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Interior Photos

84,265 SF



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