

# VAL VISTA 202

SWC VAL VISTA & LOOP 202

MESA, AZ

AVAILABLE FOR SALE OR LEASE



**±108,000 SF ON ±12.84 ACRES**  
OPTIONAL LARGE FENCED STORAGE LOT

**CBRE**

**KITCHELL**



PROPERTY HIGHLIGHTS

SIZE: ±12.84 Acres

ZONING: M-2 (Heavy Industrial), City of Mesa

WATER: 12" Line in Thomas Road

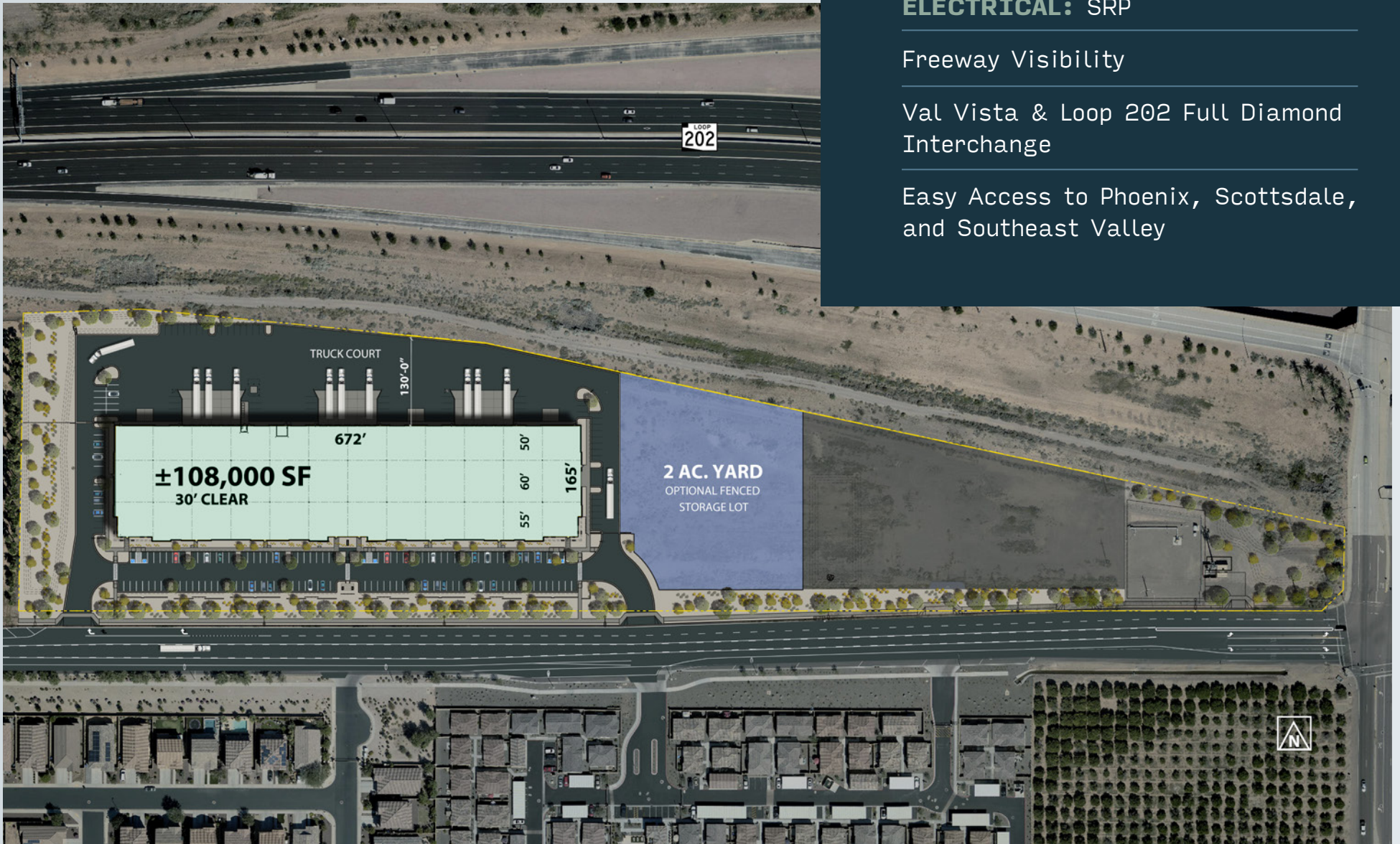
SEWER: 8" Line in Thomas Road

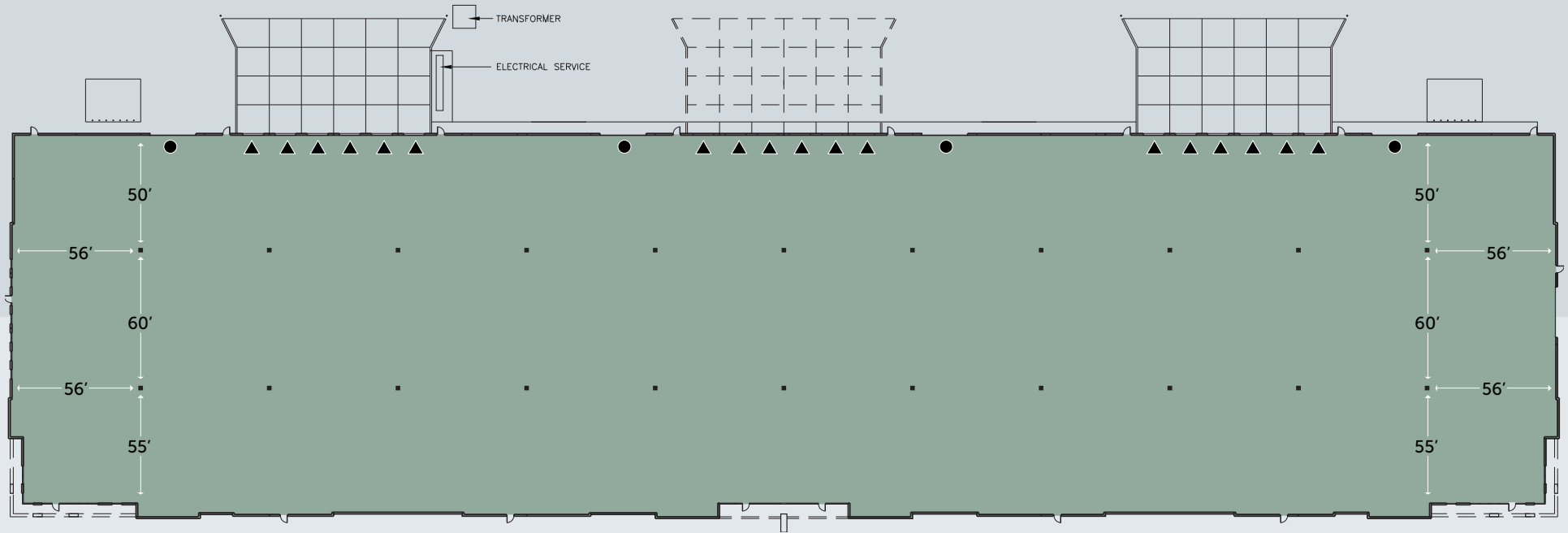
ELECTRICAL: SRP

Freeway Visibility

Val Vista & Loop 202 Full Diamond Interchange

Easy Access to Phoenix, Scottsdale, and Southeast Valley





- GRADE LEVEL DOORS
- ▲ DOCK HIGH DOORS

  
 NOT TO SCALE.  
 ALL MEASUREMENTS  
 ARE APPROXIMATE

# BUILDING HIGHLIGHTS

**±108,000 SF Available**

**Divisible:** ±28,000 SF

**Loading:** → 12 Docks (Expandable to 18)

→ Oversized Grade Level Doors (18'x14')

→ Regular Grade Level doors (12'x14)

**Clear Height:** 30'

**Power:** 3,000 Amps 277/480 3P

**Insulation:** R-38

**Car Parks:** 180 (Expandable ±430)

**ESFR Sprinklers**

**Zoning:** M-2 (City of Mesa)

**1% Sky Lights**





## DRIVE TIMES



**Scottsdale:**  
15 Minutes



**Sky Harbor Airport:**  
20 Minutes



**Arizona State University:**  
20 Minutes



**Phoenix Mesa Gateway Airport:**  
20 Minutes



**Downtown Phoenix:**  
25 Minutes

## POPULATION

10 Minute  
Drive Time:

159,970

20 Minute  
Drive Time:

938,667

30 Minute  
Drive Time:

1,990,991

## AMENITIES



**10 Restaurants**  
Within 3 Mile Radius



**Falcon Field Airport**



**Gila River Casino**

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