



For Sale
\$1,800,000.00



512 W 2nd Ave
Mesa AZ 85210

Industrial Warehouse
Multi Tenant
100% Occupied
6.25% CAP

Brook Miller MBA - RE/MAX Solutions 602-391-7164 -
www.brookmillermba.com

Warehouse & Storage Yards

- 2007 Build
- .901 Acre Lot
- 6720 Total Building SqFt



4 Separate Suites

- 200 SqFt of air conditioned office
- 1480 SqFt EVAP cooled Warehouse
- 4,000 SqFt Yards
- Private Restrooms
- Individual Metered 3-Phase Electric
- Shared Water
- Fire Suppression Sprinkler System

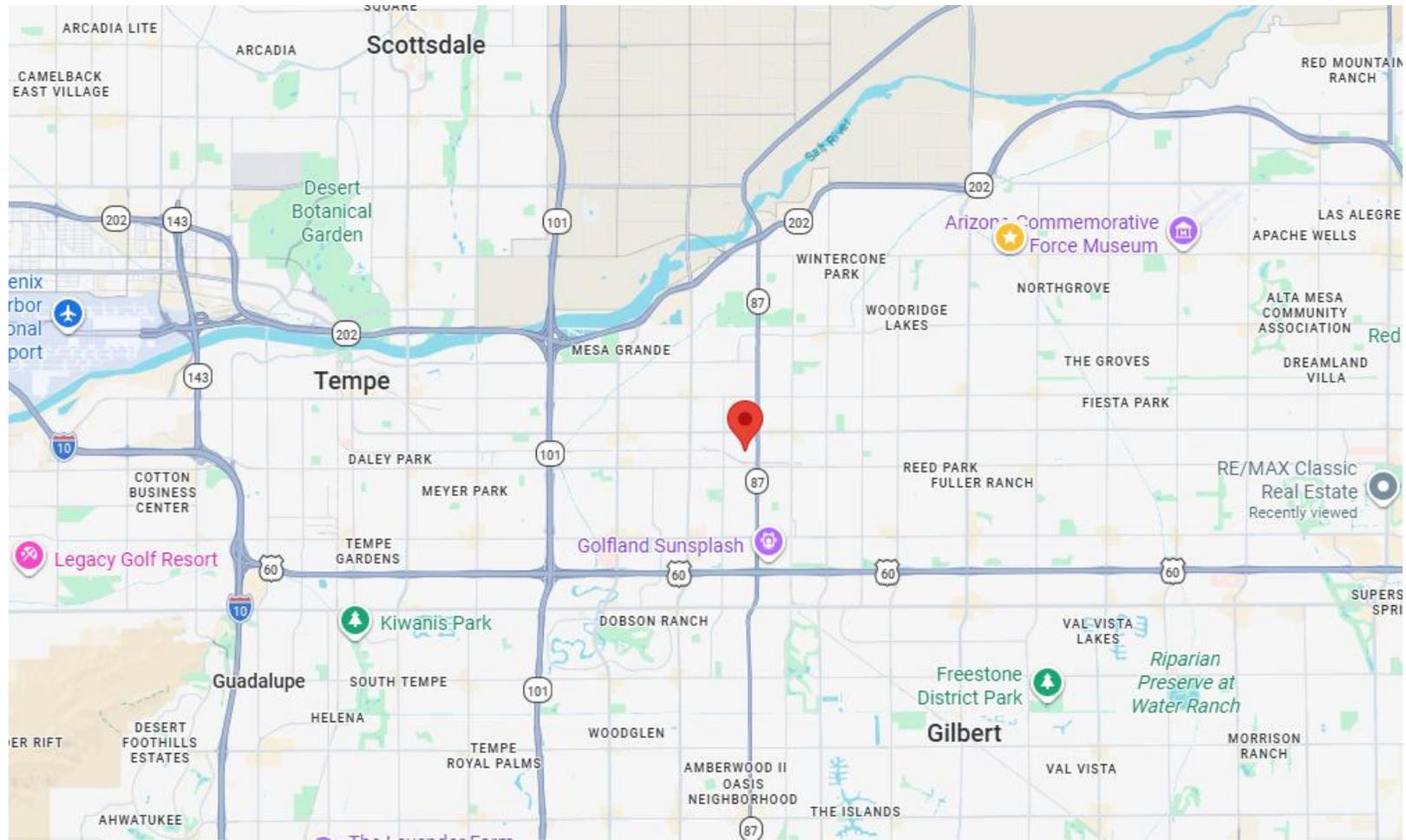


Current Income Statement

- Gross Income
 - \$138,516.36
- Expenses
 - \$26,025.00
- Current NOI
 - \$112,491.36
- **CAP RATE = 6.25%**
 - \$112,491.36/ \$1,800,000

NOI			
		Expenses	Income
Gross	Rent		\$ 138,516.36
	Landscape	(\$7,200.00)	
	Property Tax	(\$10,794.00)	
	City/County Tax	(\$3,240.00)	
	Insurance	(\$4,791.00)	
Net			\$ 112,491.36

Central Mesa Location



Call For Details Or To Schedule A Viewing

Brook Miller, MBA

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