

# COLD STORAGE / WAREHOUSE SPACE AVAILABLE

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## FOR LEASE

146 S. COUNTRY CLUB DRIVE  
MESA, AZ 85210

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# OFFERING DETAILS

146 S. COUNTRY CLUB DRIVE  
MESA, AZ 85210

**FREEZER SPACE AVAILABLE!**

**AMBIENT SPACE**

**LEASE RATE** \$0.75/SF Modified Gross + Charges

**TOTAL BUILDING SIZE** ±7,938 SF

First Floor - Warehouse ±5,292 SF - AVAILABLE

Second Floor - Office ±2,646 SF - AVAILABLE

**ZONING** DB-2, CITY OF MESA

## PROPERTY HIGHLIGHTS

- **\*\*Cold Storage / Freezer space also available - reach out for more information\*\***
- 2 Roll-up Doors
- Separate Office Entry Doors
- Easy access to Loop 101 and Interstate 60
- Walking distance to Light Rail Stations and bus stops
- Signage opportunity on Country Club Drive

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



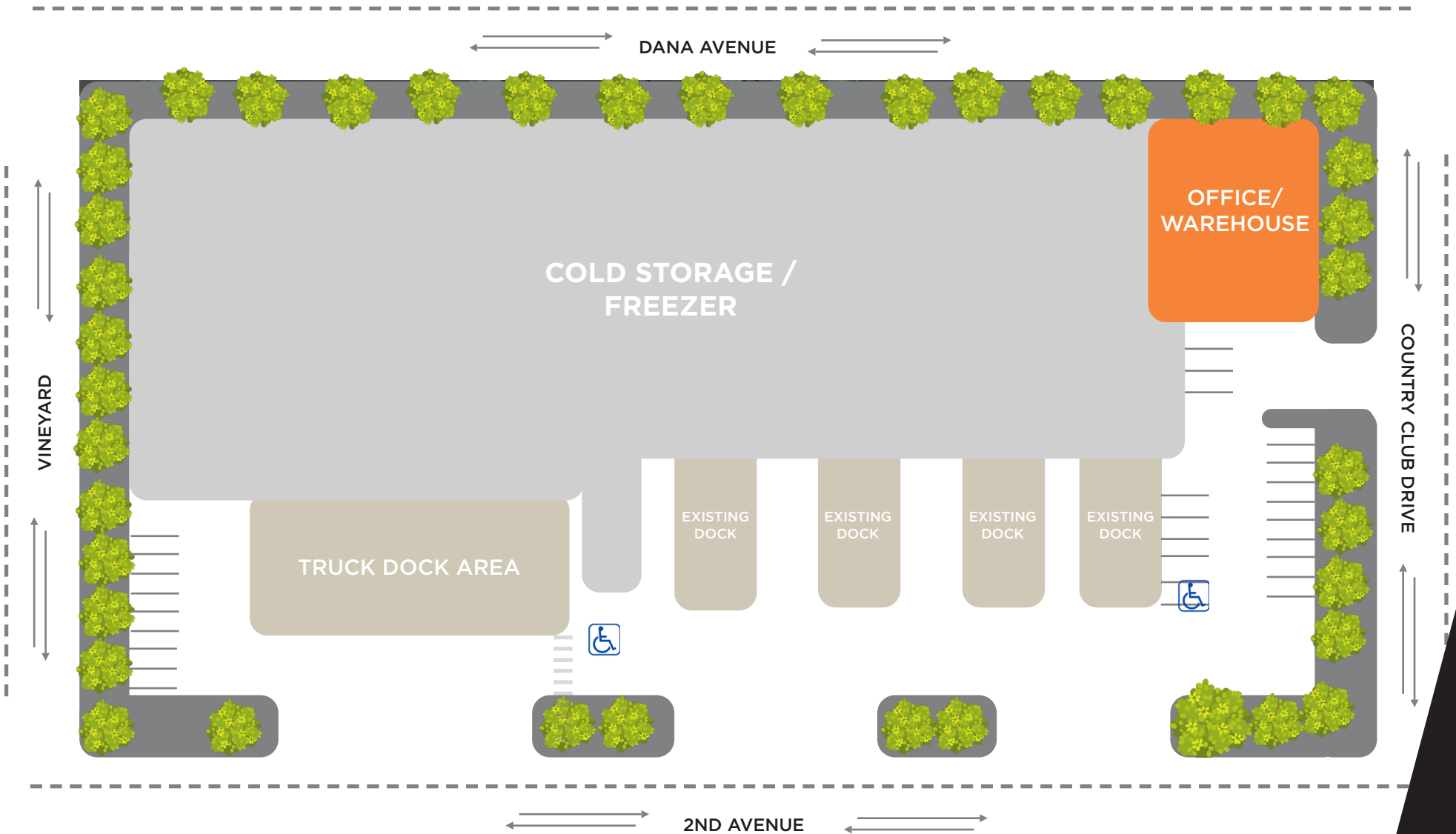
MAIN STREET

SITE

2ND AVENUE

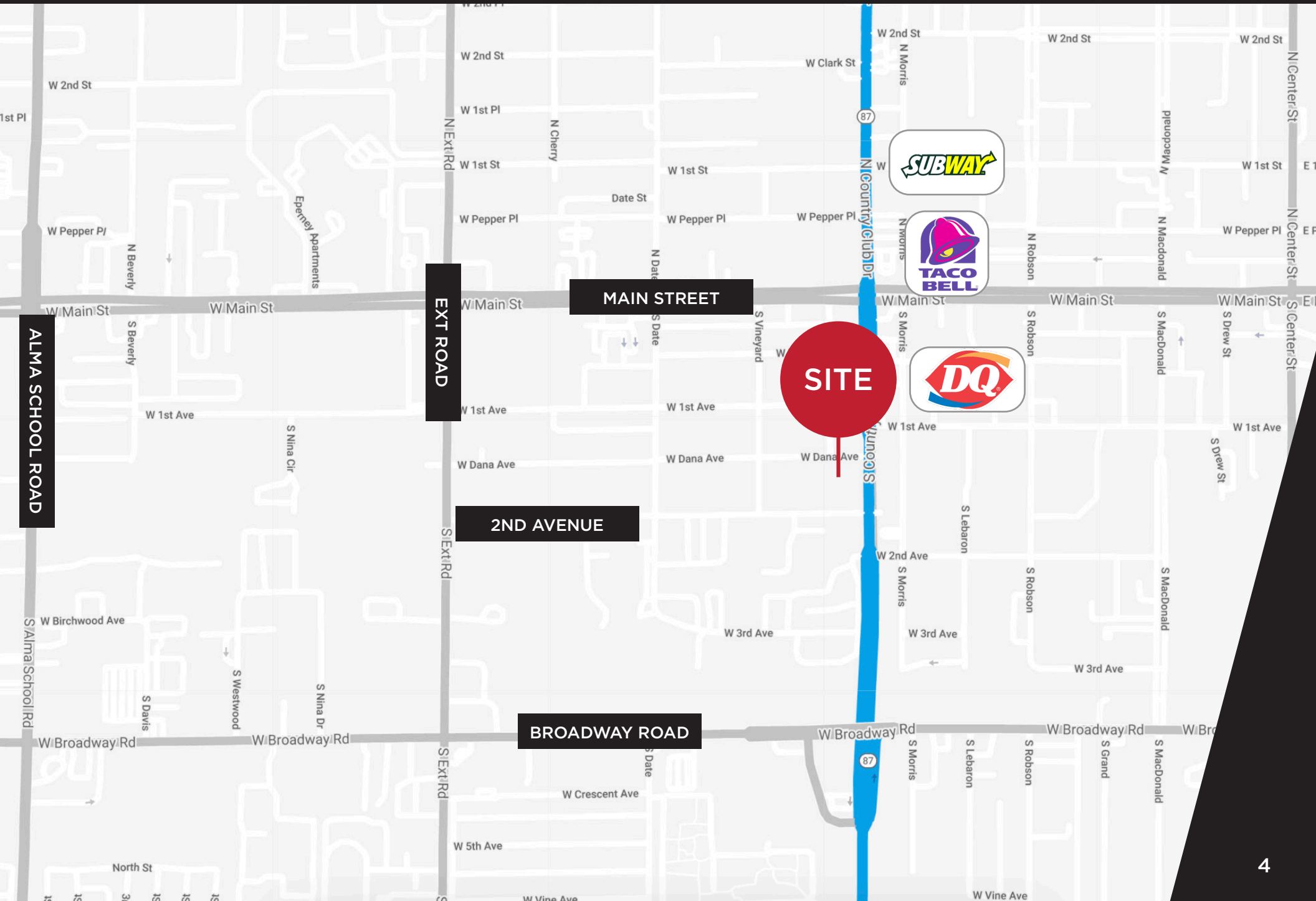
COUNTRY CLUB DR

# SITE PLAN



AVAILABLE SPACE:  
±7,938 SF

# AERIAL OVERVIEW



# DEMOGRAPHICS



## POPULATION

|             | 1 MILE | 3 MILES | 5 MILES |
|-------------|--------|---------|---------|
| <b>2022</b> | 21,993 | 193,134 | 400,605 |
| <b>2027</b> | 24,661 | 217,238 | 448,694 |



## HOUSEHOLDS

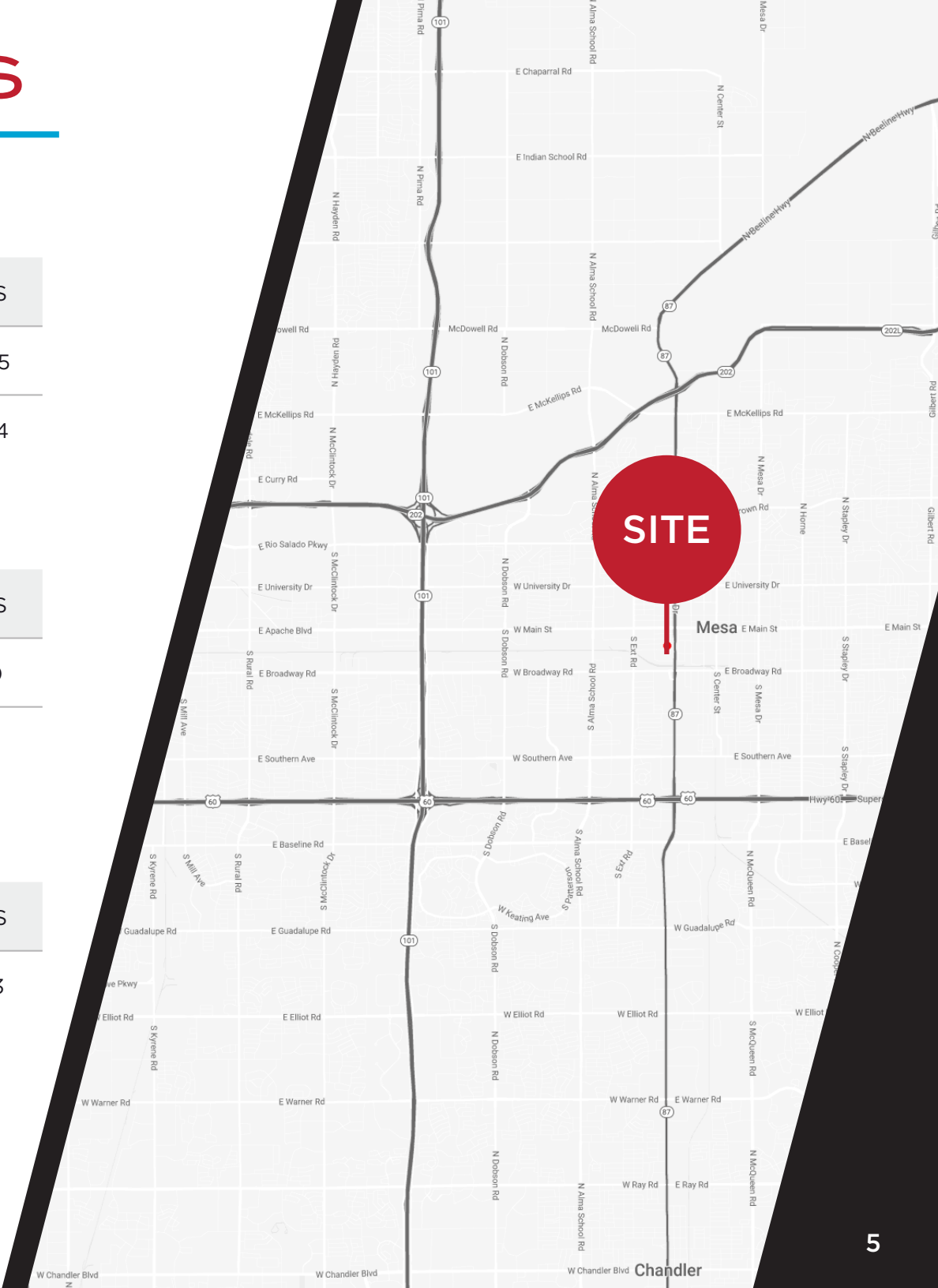
|                                 | 1 MILE | 3 MILES | 5 MILES |
|---------------------------------|--------|---------|---------|
| <b>2022</b>                     | 7,643  | 70,036  | 151,480 |
| <b>HH GROWTH<br/>2022-2027:</b> | 2.4%   | 2.5%    | 2.4%    |



## AVERAGE HOUSEHOLD INCOME

|             | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------|----------|----------|----------|
| <b>2022</b> | \$44,659 | \$61,178 | \$71,643 |

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