

FOR SALE ±40,043 SF



EXCLUSIVE BROKERS:

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FOR SALE ± 40,043 SF

8946-8950

E. GERMANN RD.

MESA | AZ

BUILDING SNAPSHOT

Address: 8946-8950 E. Germann Rd., Mesa, AZ

Land Size: 4.01 Acres

Year Built: 2020-2022

Square Footage: ±40,043 SF

Construction: CTU

Clear Height: 26'



TENANT DATA

Building	Tenant	SF Occupied	Term Remaining (Months)	Current Rent Per Month	Rent/SF/Month	Rent/SF/Year
8946 E Germann Rd	ETP Queen Creek	29,459	73	\$40,000.00	\$1.41	\$16.95
8950 E Germann Rd (Ground Lease)	TowerCOM VII-B, LLC	1,000	8	\$1,500.00	\$1.50	\$18.00
8950 E Germann Rd	Lavish Studios LLC	10,584	104	\$25,000.00	\$2.83	\$34.01
		40,043	87	\$68,100.00	\$1.70	\$20.41

Property Address	Building SF	Land Acres	Property Value	Value PSF	2026 NOI	CAP Rate
8946-8950 E Germann Rd., Mesa, AZ 85212	40,043	4.01	\$10,200,000	\$251.33	\$837,594	8.21%

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The logo for DAUM Commercial Real Estate Services. It features a stylized 'D' composed of three black bars of decreasing height from left to right. To the right of the 'D' is the word 'DAUM' in a bold, black, sans-serif font. Below 'DAUM' is the tagline 'COMMERCIAL REAL ESTATE SERVICES' in a smaller, black, sans-serif font.

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LOCATION MAP



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