

# Available for Lease

4th Quarter 2024

8200 Block of East Germann Rd | Mesa, AZ

Colliers

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## Convenient Location

- Minutes to Mesa Gateway Airport/freeways
- Light Industrial Zoning
- East of the northeast corner of 80th Street & Germann

## Contact us:

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# 8200 Block of East Germann Rd

## Property Features

- Building area: 90,704 sf (divisible to 22,676 sf) on 6.26 acres
- 32' clear height
- 3,600 amps of power (277 V, 3 phase, 4 wire)
- 135' of depth from loading doors (east yard space/extra parking, secured)
- 200' bay depths
- LED lighting in warehouse
- Bicycle parking
- 7" concrete thickness in warehouse; ESFR sprinklers
- Parking Ratio: 1.51/1,000 (137 spaces)
- Grade level and dock high loading
- Roof - 60 Mil TPO, 20-year warranty
- 48' x 50' column spacing (majority)



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