



INDUSTRIAL SPACE AVAILABLE FOR LEASE

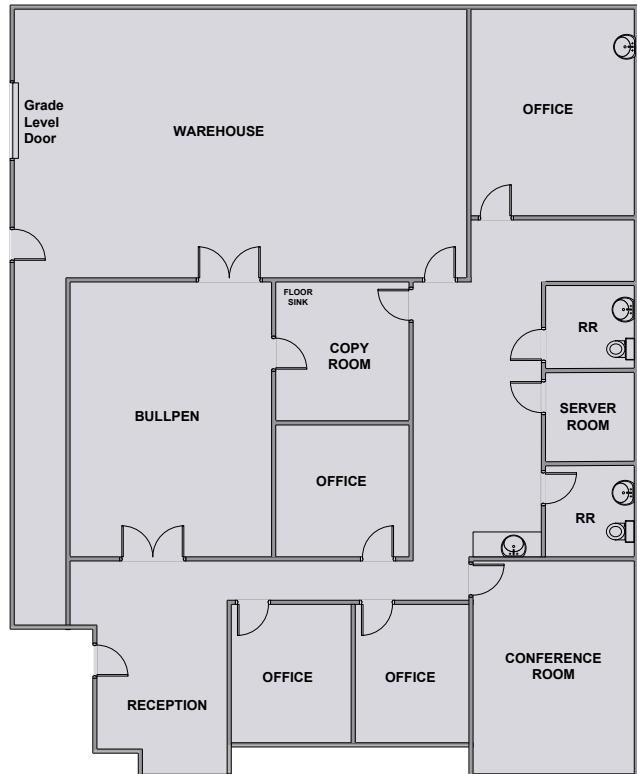
544 W Iron Ave | Mesa, AZ 85210

Mike Goldwater
D 480.621.4020
M 602.332.6360
mgoldwater@cpiaz.com

COMMERCIAL PROPERTIES INC.
Locally Owned, Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr, Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
06 10 25



PROPERTY SUMMARY

Address	544 W Iron Ave Mesa, AZ 85210
Building Size	$\pm 20,071$ SF
Zoning	M-1, City of Mesa
Year Built	1999
Clear Height	18'
Loading	Grade Level Loading

AVAILABLE FOR LEASE

SUITE 102 | $\pm 3,466$ SF | \$1.40/SF/MO (NNN)

- EVAP Cooled Warehouse
- Signage on US-60 Freeway
- (1) Grade Level Door
- Power: 120/208 Volts, 200 Amps, 3-Phase
- Fire Suppression Sprinklers
- Layout Includes: Reception, 4 Offices, Conference Room, Break Room, Bull Pen, and 2 Restrooms



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.