



FOR SUBLEASE | INDUSTRIAL

BROADWAY BUSINESS PARK

2452 W Birchwood Ave Suite 106, Mesa, AZ 85202

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coberealestate.com

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PROPERTY SUMMARY

Available SF: 5,603 SF

Lease Rate: \$1.51 SF/month (MG)

Lot Size: 5.13 Acres

Building Size: 5,603 SF

Year Built: 1986

Zoning: I-1

Cross Streets: Dobson and Broadway

PROPERTY OVERVIEW

Exceptional sublease opportunity featuring three offices, a reception area, two roll-up doors (10' and 12'), and a fenced yard. With 14' clear height, two restrooms, and monument and building signage, this versatile space offers functionality, security, and excellent visibility for a variety of business needs.

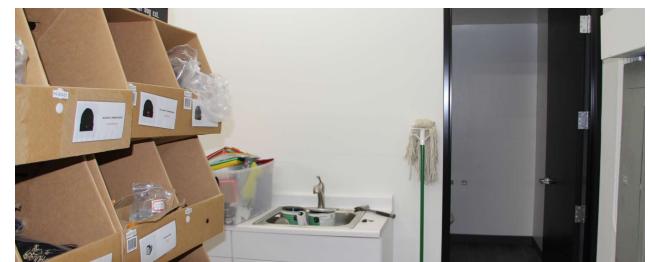
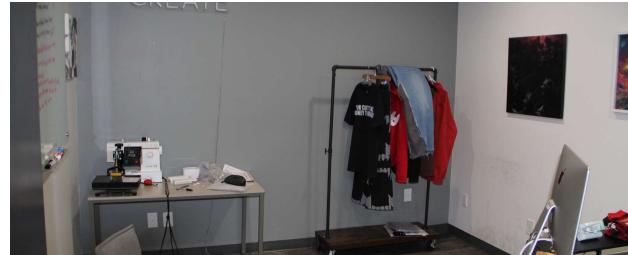
PROPERTY HIGHLIGHTS

- 3 Offices
- Reception
- 2 Roll Up Doors - 10' and 12'
- Fenced Yard
- 14' Clear Height
- Monument and building signage
- 2 Restrooms

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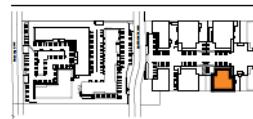
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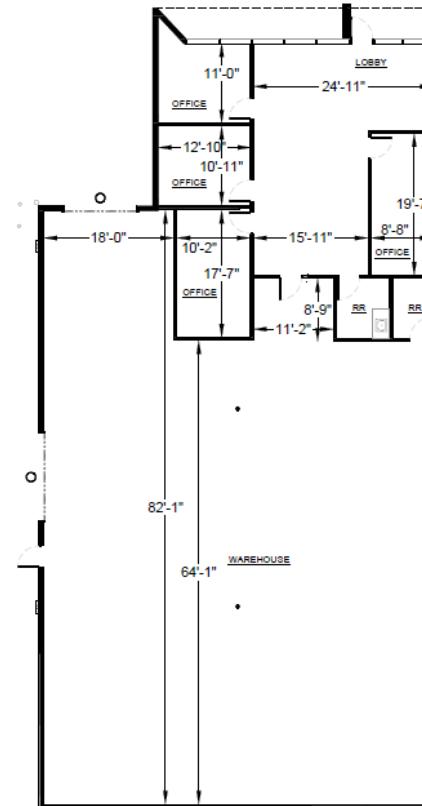
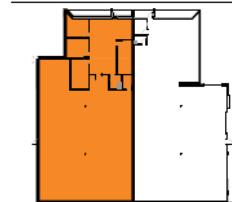
SUITE DATA:

OFFICE AREA	1,625 SF
WAREHOUSE AREA	3,978 SF
TOTAL SUITE AREA	5,603 SF
CLEAR HEIGHT	14'-0"
GRADE LEVEL DOORS	2

SITE KEY PLAN:



BUILDING KEY PLAN:



Broadwood

2452 W Birchwood Avenue
Mesa, AZ 85202

Bldg. 2452-3

STE 2452-106

07/09/20

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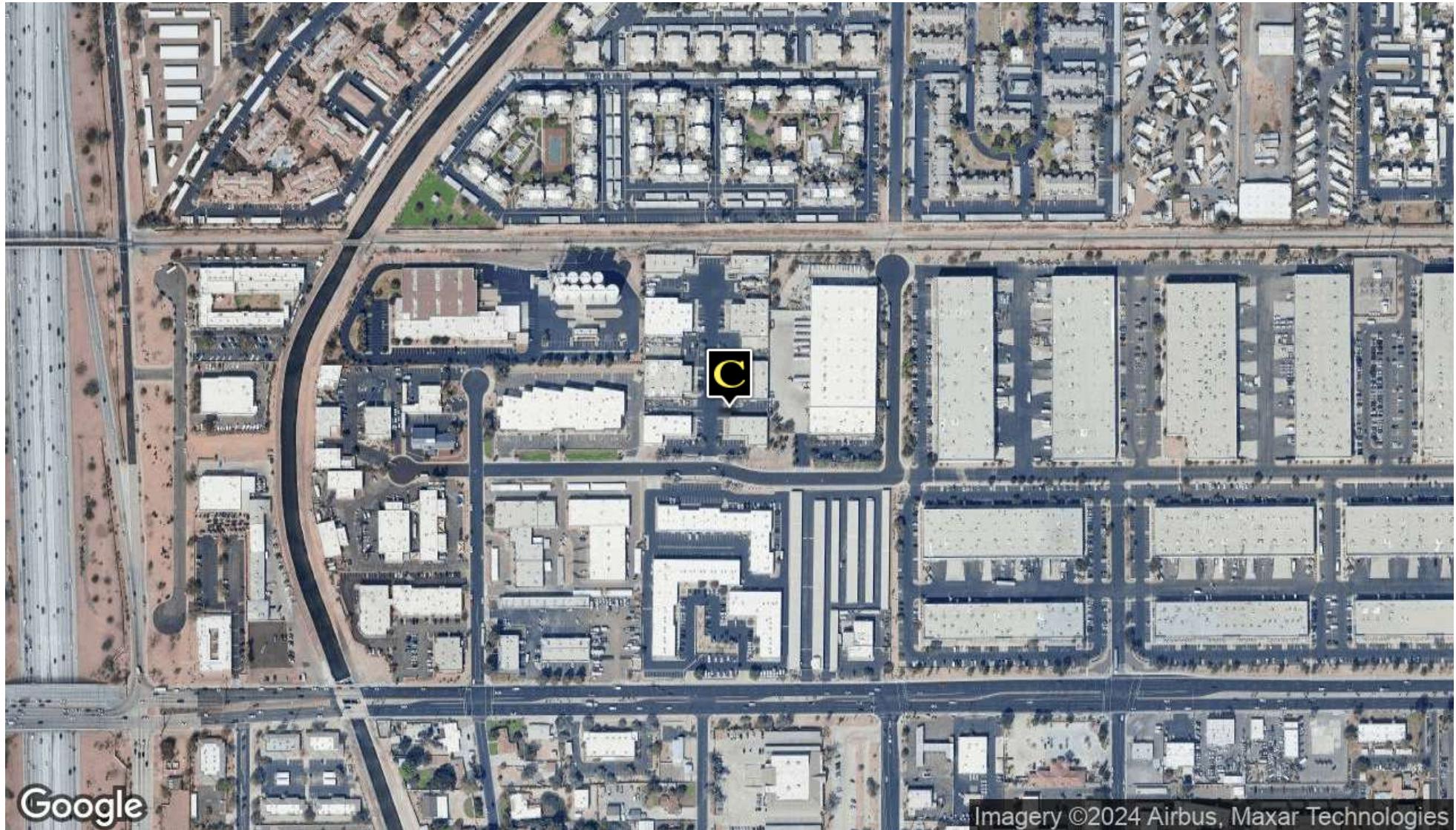
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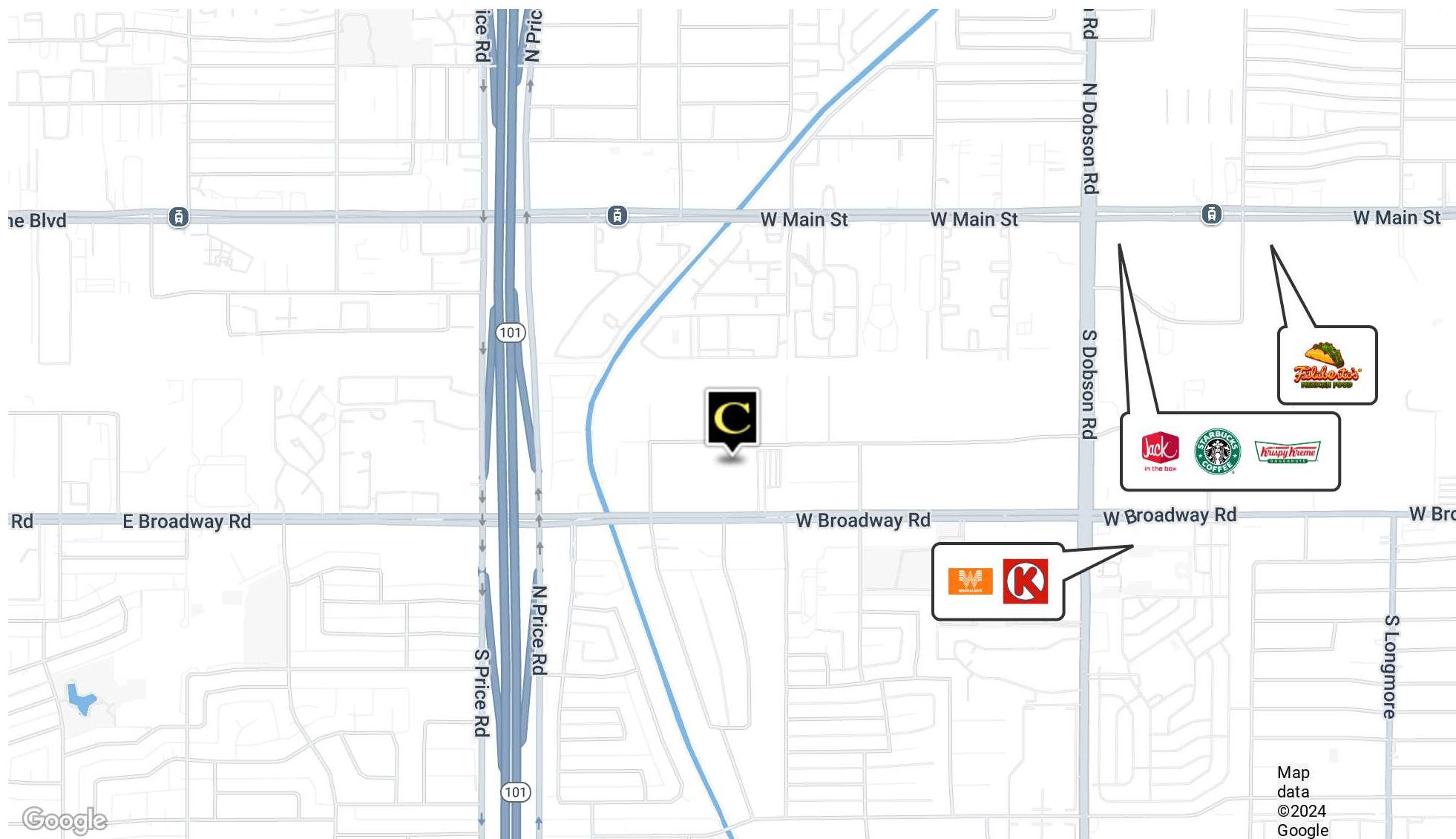
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,634	162,111	385,034
Average Age	35	35	36
Average Age (Male)	35	34	35
Average Age (Female)	36	35	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,378	66,269	156,162
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$69,843	\$79,483	\$87,949
Average House Value	\$273,379	\$378,998	\$403,154

Demographics data derived from AlphaMap

