

INDUSTRIAL SHOWROOM FOR LEASE

55 E SOUTHERN AVE | MESA, AZ 85210



LEVROSE
COMMERCIAL REAL ESTATE

TCN
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PROPERTY DETAILS



LEASE RATE:
\$1.40/SF NNN - \$8,036/Mo/NNN



BUILDING SIZE:
±5,740 SF



LOT SIZE:
±13,150 SF



PARCEL:
139-48-004S



ZONING:
GI, Mesa



PROPERTY HIGHLIGHTS

- Recently updated property
- Monument signage available
- Frontage on Southern Avenue
- Excellent showroom
- Private offices
- New flooring
- ±400 amps 120/240V - *tenant to confirm*
- LED lighting throughout
- Tinted windows
- Fans in warehouse
- One (1) 10x10 grade level door
- New exterior and interior paint
- Evap cooled warehouse
- ±14-16 foot clear height
- Fans in warehouse
- *Potential for racking in warehouse to stay*



INTERIOR PHOTOS



LOCATION HIGHLIGHTS



USA's Skateland

PRESTIGE
CUSTOM RIDES

BLOODY
KNUCKLES AZ

ALL PRO
TRANSMISSION

ARTURO'S
AUTO REPAIR

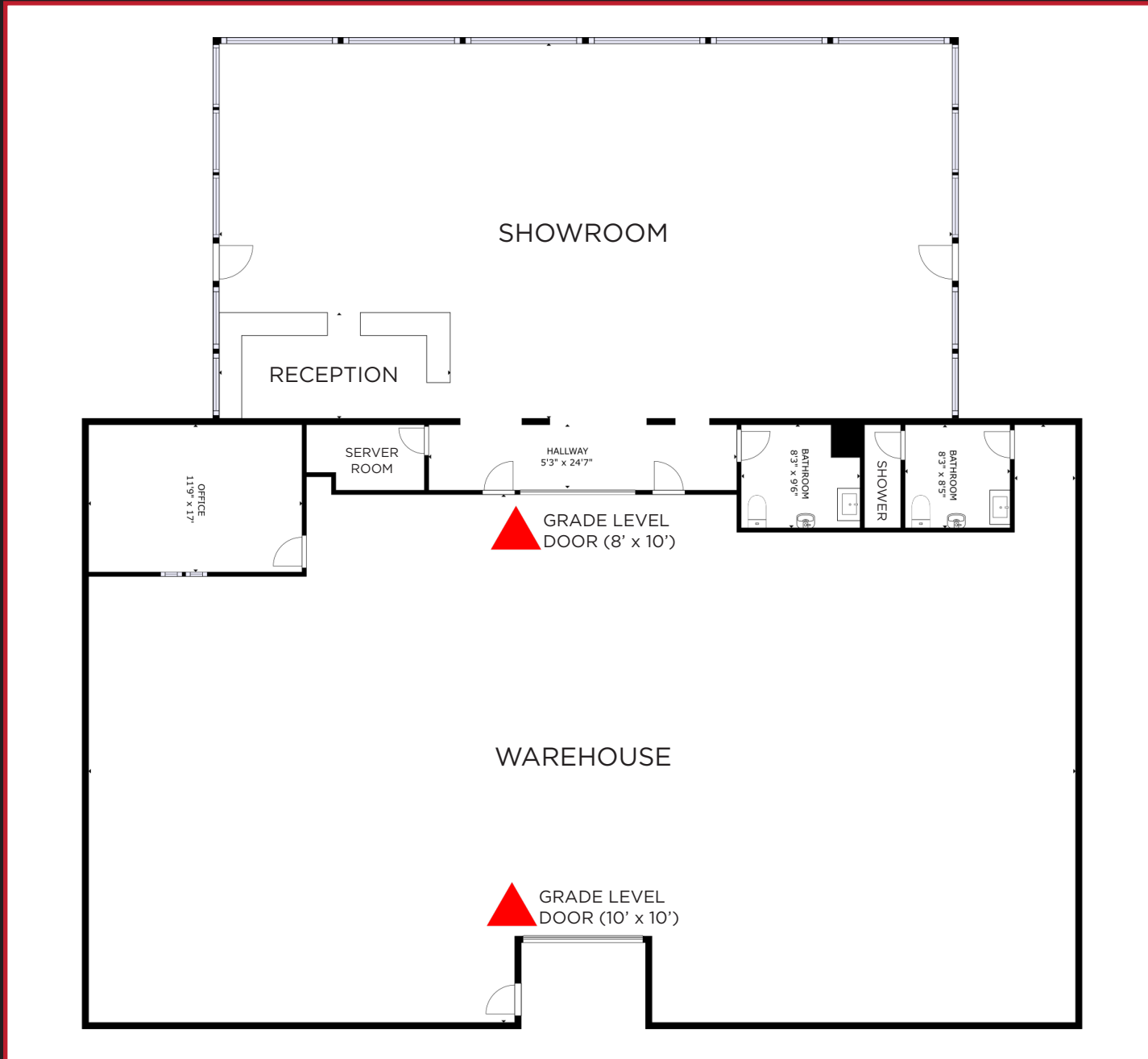
ICWT
ICE CREAMS WHEELS AND TIRES

S PIMA

E SOUTHERN AVE | VPD: ±23,510

It's 8AM
somewhere
LOOP 202 & N DOBSON RD
CROCKER BARREL

FLOOR PLAN | [CLICK TO VIEW VIRTUAL TOUR](#)



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.

AERIAL



LOFT CALA
HOTELS
DICK'S
REPUBLIC
NORDSTROM
W SCOTTSDALE
Dillard's
NOBU
macy's
Neiman Marcus



CONTRACTORS
LANDFILL AND
RECYCLING



DOWNTOWN
MESA

SITE

ADP
amazon
CARVANA
State Farm

Harkins
THEATRES
ROSS
WORLD MARKET
DRESS FOR LESS
Rack
Marshall's
BEST BUY
sam's club
TARGET



UOG
MESA
RIVERVIEW
SLOAN PARK

mesa·az
FALCON FIELD AIRPORT



Alta Mesa
GOLF CLUB
ESTABLISHED 1966



US
60



CITY OVERVIEW

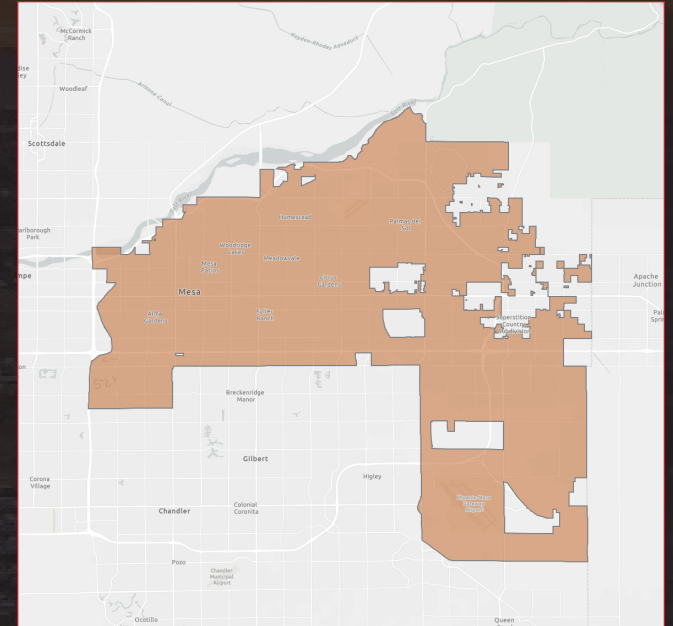
MESA, AZ



520K +
TOTAL POPULATION



\$99K +
AVG HH INCOME



EAST VALLEY CITY WITH ADVANCING INDUSTRIAL CORRIDORS

Mesa, the third-largest city in Arizona, has evolved into a magnet for high value industrial, aerospace, and clean tech investment. The city's location along key freeway and rail corridors, plus its proximity to Phoenix-Mesa Gateway Airport, makes it a powerful base for manufacturing and distribution. Recent announcements include Magna/Waymo's autonomous vehicle plant and Komatsu's new \$80 million mining operations center.

CLEAN TECH & RESEARCH-DRIVEN INVESTMENT CLIMATE

Mesa is also investing in next gen sustainability, with companies like Cyclic Materials bringing rare earth recycling to the area. The city is diversifying further with new office, flex, and healthcare projects, and supports these with proactive infrastructure funding, including multi-million-dollar water and energy upgrades. With population growth and ASU's Polytechnic campus drawing a skilled labor base, Mesa continues to accelerate in both scale and sophistication.

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