

NEW INDUSTRIAL CONSTRUCTION COMPLETED AUGUST 2025



INDUSTRIAL SUITES

4114 E VALLEY AUTO DR | MESA, AZ 85206

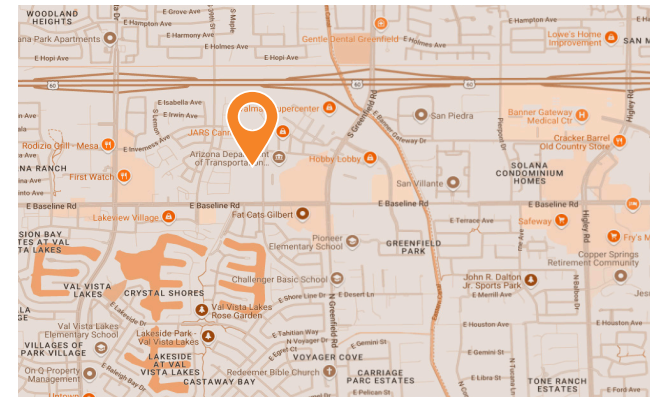
FOR MORE INFORMATION:

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David Bean
D 480.214.1105
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PROPERTY FEATURES

- » Multi-Tenant/Industrial
- » ±35,779 SF Total Building
- » Parcel #: 140-67-009E
- » Two Floors
- » New Construction



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. COMPASS

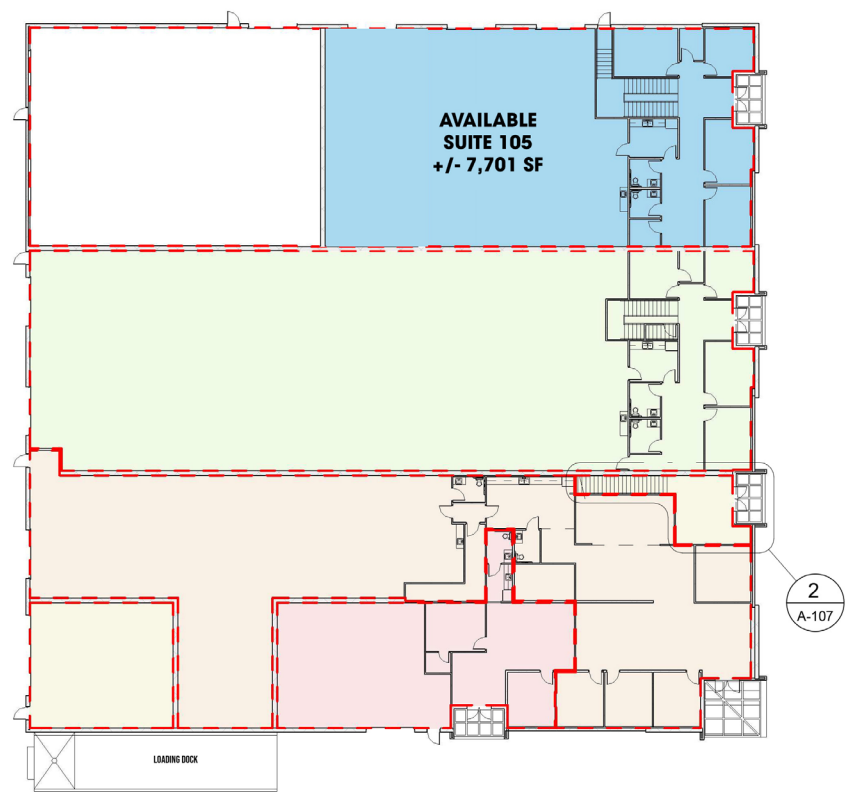
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gayley Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

PHOTOS



SITE PLAN

NEW CONSTRUCTION!



INDUSTRIAL AVAILABILITIES

UNIT	±SF	BUILD OUT NOTES
Suite 105	±7,701 SF	<div><ul style="list-style-type: none">• Reception Area• 6 Offices• Conference Room<ul style="list-style-type: none">• 2 Break Rooms• 3 Restrooms</div>

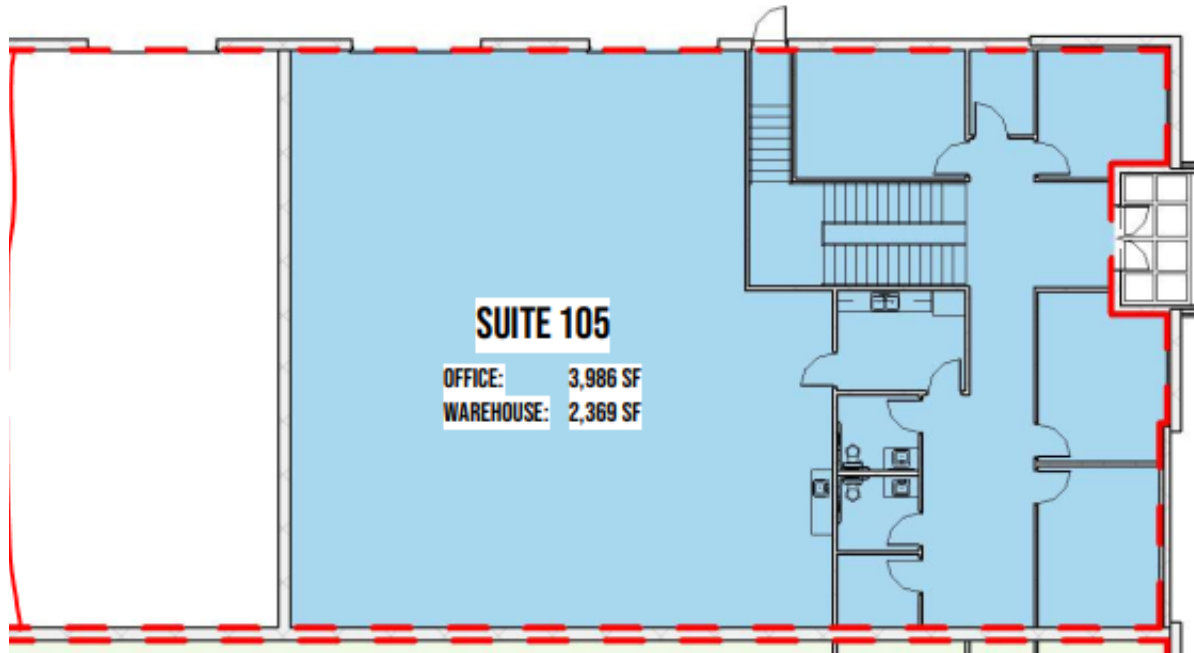
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should 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.

SUITE 105

±7,701 SF

\$1.75 SF/MO NNN

- Office: ±3,986 SF
- Warehouse: ±3,715 SF
- Reception Area
- 6 Offices
- 2 Restrooms
- Bullpen
- Break Room
- Conference Room



SECOND FLOOR



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LOCAL AMENITIES



MESA, AZ

Located in Maricopa County and just 15 miles east of Phoenix, Mesa covers 132 square miles, is the third largest city in Arizona and the 38th largest city in the nation.

The City provides the advantages of a thriving metropolis while maintaining the feel of a suburban environment.

With dynamic recreational, educational and business opportunities, Mesa enjoys the best in a variety of amenities including parks within easy walking distance from home, a variety of sports facilities that cater to athletes young and old, highly rated golf courses for every skill level, a diversity of special events and community festivals.

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