

# Available For Sublease

5004 S 71st Street | Mesa, AZ 85212



18,282 SF AVAILABLE  
AVAILABLE WITHIN 30 DAYS  
LEASE EXPIRATION: 04/30/2028  
RATE REDUCED: \$1.15 NNN

For leasing information, please contact:

**Jake Kalish**

jake.kalish@streamrealty.com

M 732.241.3818





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## 18,282 SF Available

### Suite Features

- Clear Height: 24'
- Lease Expiration: April 30, 2028
- Loading Doors: 2 Dock High Doors  
& 1 Grade Level Doors
- Zoning: Light Industrial Zoning
- Power: 1,200 Amps 277-480V Heavy
- Large Truck Court

### Suite Highlights



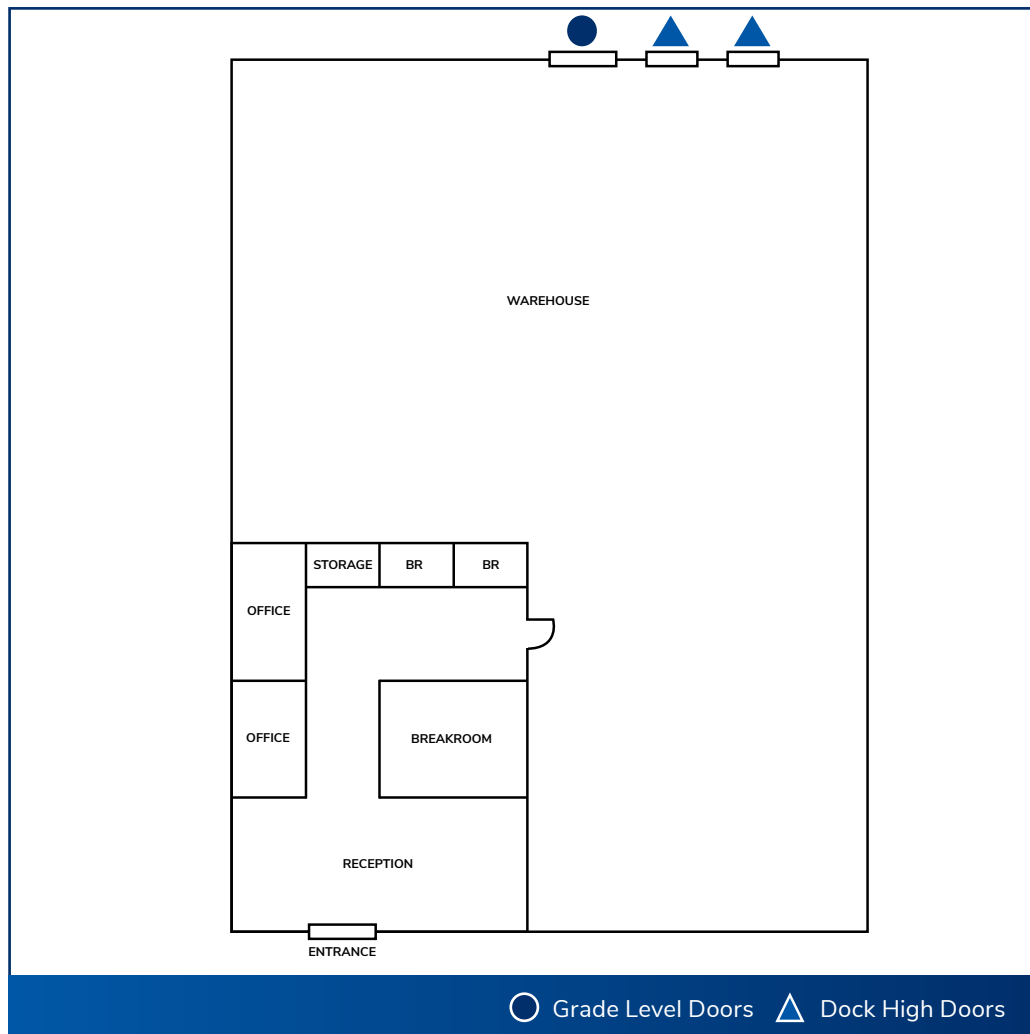
Available  
Within 30 Days



04/30/2028  
Lease Expiration



Prime East  
Valley Location



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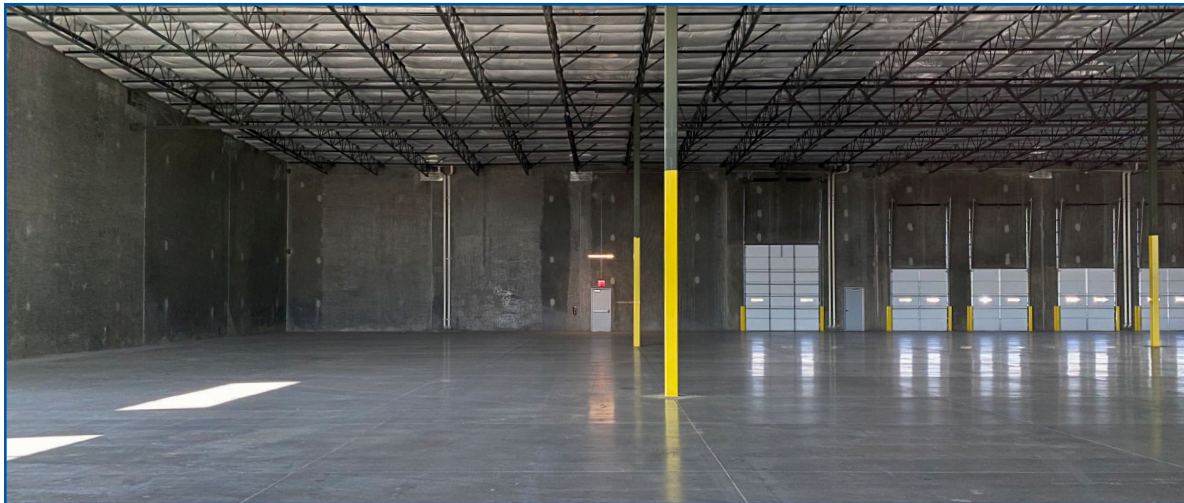
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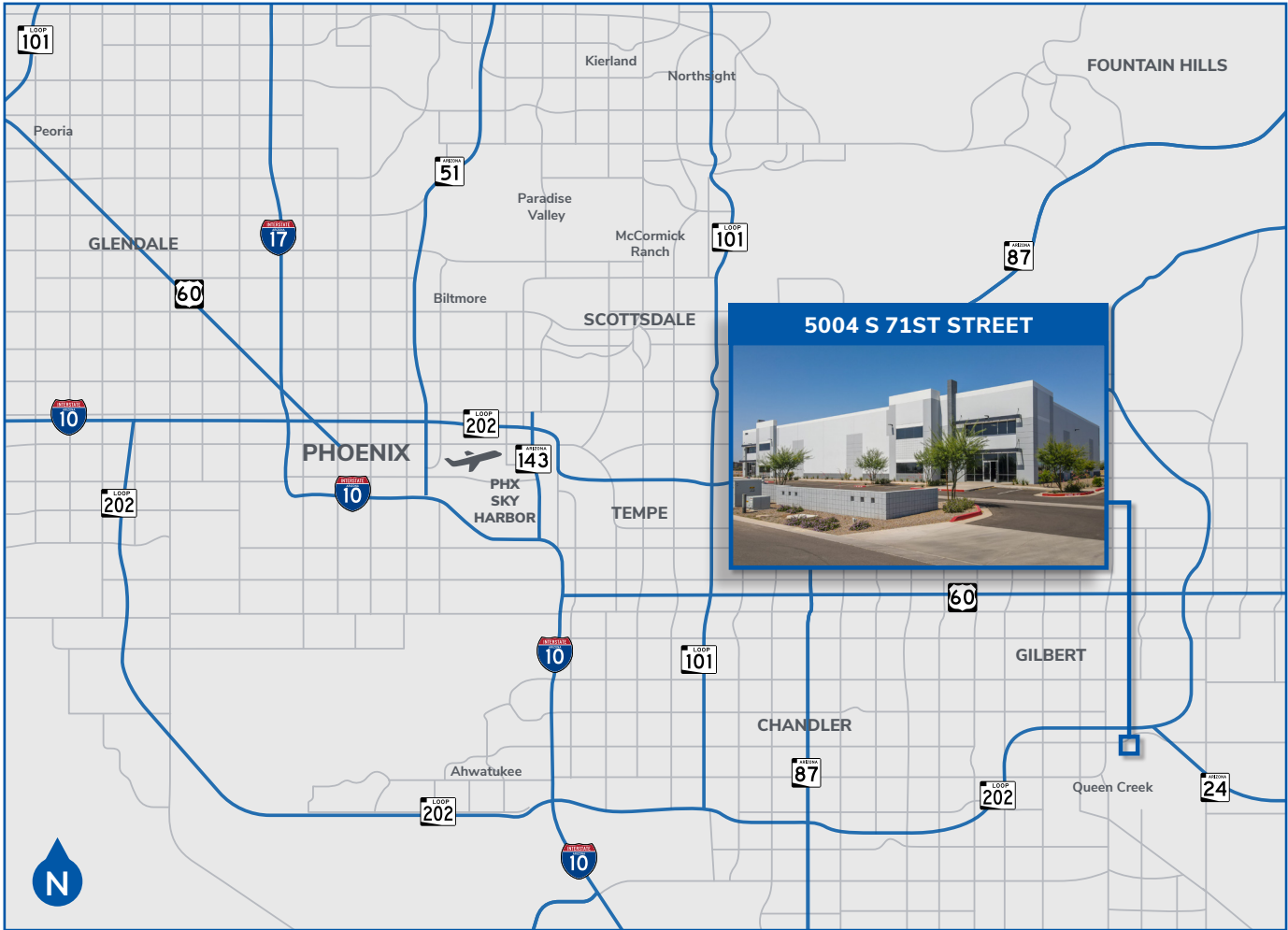
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### Location Overview

This industrial building is strategically located in the East Valley area, offering freeway visibility and excellent signage opportunities. It provides easy access to Loop 202, SR 24, and SR 60, is with nearby amenities that add to the convenience and connectivity of the location.

### Demographics



**30,728**  
Businesses  
Within 10-Mile Radius



**243,188**  
Employees  
Within 10-Mile Radius



**\$12,213,108,211**  
Consumer Spending  
Within 10-Mile Radius

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