

213 S Alma School Rd | Mesa, AZ 85210

# INDUSTRIAL SPACES/LOTS AVAILABLE FOR LEASE

Fenced Yards | Canopies & Storage Areas | Water & Electricity on Most Sites

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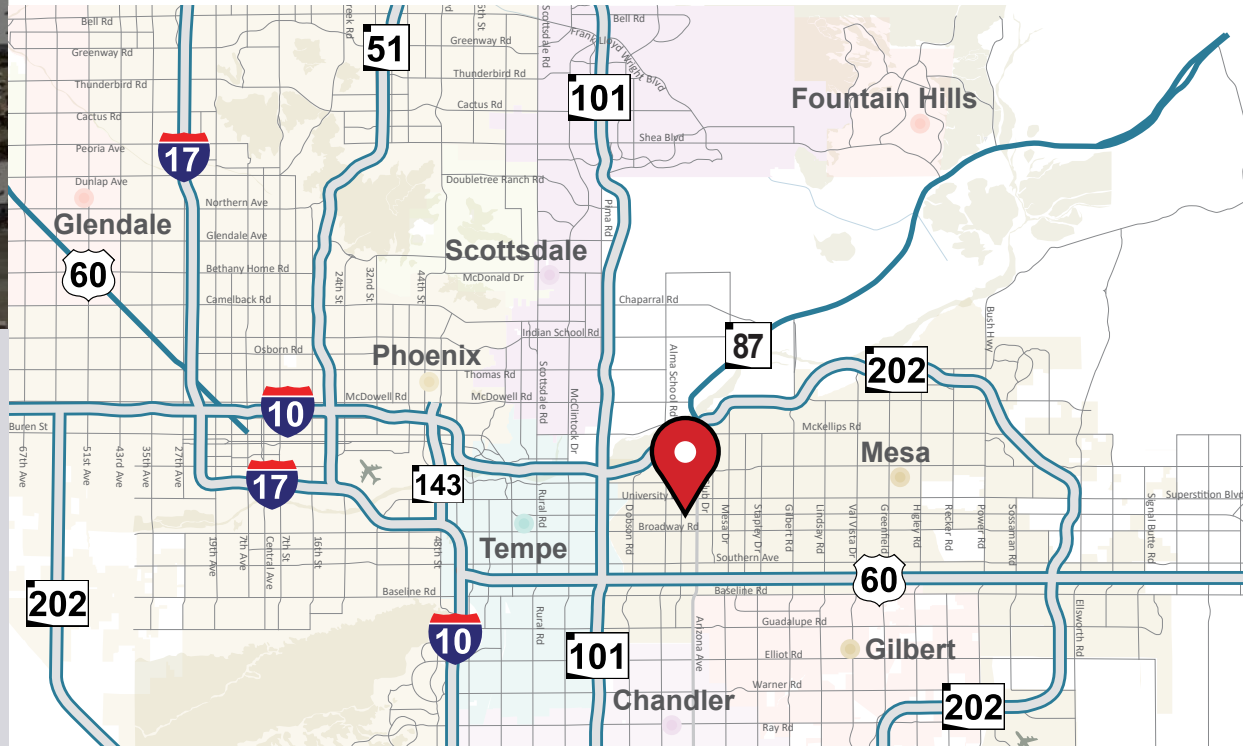
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## INDUSTRIAL SPACES/LOT AVAILABLE FOR LEASE

This is a unique opportunity to lease functional industrial space in a strategic Mesa location. The property at 213 S Alma School Rd offers several distinct lots, providing flexible solutions for a variety of users. With spaces ranging from a  $\pm 3,256$  SF yard to a large  $\pm 60,000$  SF lot, tenants can choose from simple, fully-fenced storage yards to spaces improved with office/warehouse buildings, canopies, and storage sheds. The site features Heavy Industrial zoning, frontage on S Alma School Rd, and essential utilities like water and heavy power on most lots. Its central location provides excellent access to major freeways including the US-60, Loop 101, and Loop 202, making it an ideal hub for businesses serving Mesa and the greater Phoenix metropolitan area.



## PROPERTY SUMMARY

Address	213 S Alma School Rd Mesa, AZ 85210
Available	<ul style="list-style-type: none"> <li>Lot 5: <math>\pm 16,725</math> SF (<math>\pm 8,380</math> SF Office/Warehouse)</li> <li>Lot 5.5: <math>\pm 3,256</math> SF (2 Storage Sheds)</li> <li>Lot 11: <math>\pm 10,000</math> SF (Fenced Yard)</li> <li>Lot 24B: <math>\pm 9,900</math> SF (<math>\pm 7,000</math> SF Office/Warehouse)</li> <li>Lot 28: <math>\pm 60,000</math> SF (2 Canopies)</li> </ul>
Zoning	Heavy Industrial
Frontage	S Alma School Rd

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**Lot 5**  
Office/Warehouse Building with Yard

Lease Rate	-
Structures	Office/Warehouse Building (±8,280 SF)
Lot Size	±16,725 SF (Fenced)
Clear Height	12 - 13'
Grade Level Doors	-
Power	400 Amps, 240/480 Volts, 3-Phase
Water	Yes
Amenities	Oil/Water Separator on Property, Common Restroom, Dead Storage (±800 SF)

**Lot 5.5**  
Yard with Storage Sheds

Lease Rate	\$1,800/Month (NNN)
Structures	Storage Sheds (2)
Yard Size	±3,256 SF
Clear Height	-
Grade Level Doors	-
Power	100 Amps, 1-Phase
Water	Yes
Amenities	Common Restroom

**Lot 11**  
Fenced Yard

Lease Rate	\$1,600/Month (NNN)
Yard Size	±10,000 SF
Amenities	Common Restroom



## Lot 24B

### Office/Warehouse Building with Yard

Lease Rate	\$8,000/Month (NNN)
Structures	Office/Warehouse Building (±7,000 SF)
Yard Size	±2,900 SF (Fenced)
Clear Height	12'
Grade Level Doors	(1) 8' x 8'
Power	-
Water	-
Amenities	Office, Restroom, & 3 Internal Storage Rooms



## Lot 28

### Yard with Canopies

Lease Rate	\$15,000/Month (NNN)
Structures	Canopy (±9,202 SF) Canopy (±1,400 SF) Storage Shed
Yard Size	±60,000 SF
Clear Height	18'
Grade Level Doors	-
Power	800 Amps, 3-Phase
Water	Yes (3 Spigots)
Amenities	Restroom

