

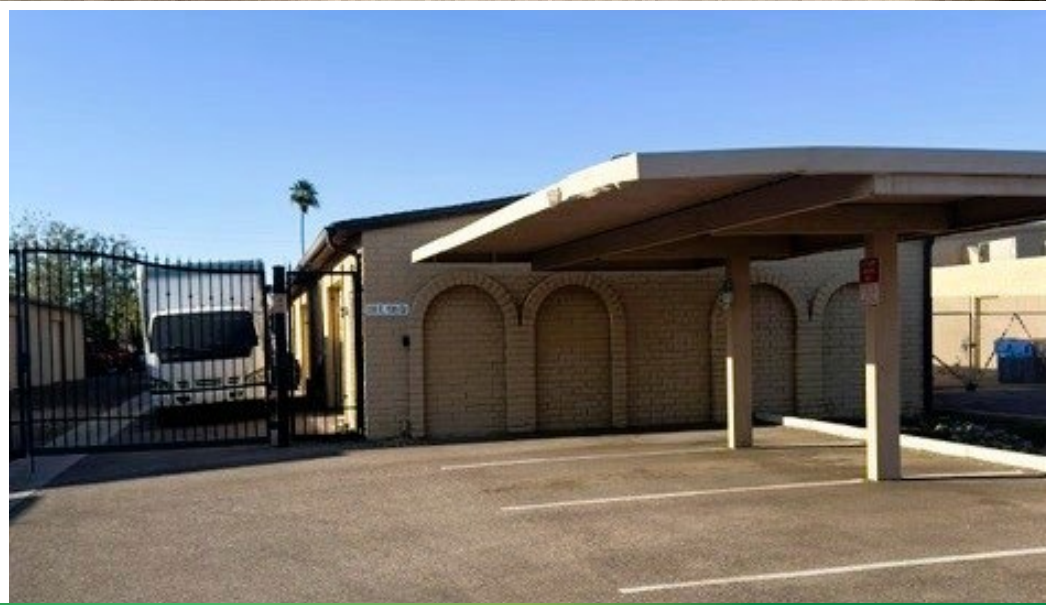
INDUSTRIAL PROPERTY

AVAILABLE FOR SALE

256 E. 10th Drive, Mesa, AZ 85210



E 10TH DRIVE



MICHELLE CHEVERIE
Cell: (602) 391-9901
michelle@dpcrc.com

7339 E. McDonald Dr.
Scottsdale, AZ 85250
O: 480.947.8800
www.dpcrc.com

D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

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256 E. 10th Drive, Mesa, AZ 85210

PROPERTY HIGHLIGHTS

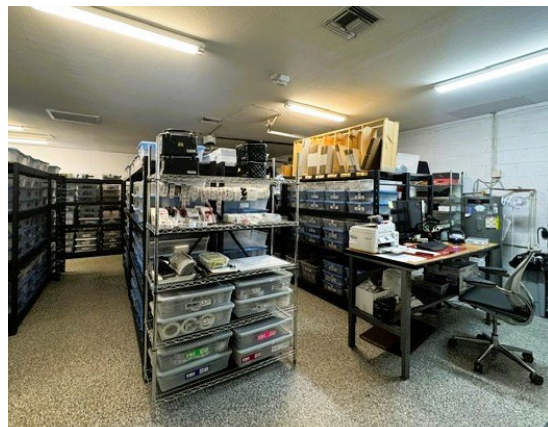
- ±7,800 SF industrial piece on ±20,444 SF of land
- List Price: \$1,950,000.00
- Monitored security system with cameras
- Storage containers
- Separate living quarters
- Air-conditioned warehouse
- Two (2) separate buildings: 4,200 SF and 3,600 SF
- Tenant in place



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DEMOGRAPHICS 2025



POPULATION



HOUSEHOLDS



AVG HH INCOME



MEDIAN HOME VALUE



DAYTIME POPULATION



TOTAL BUSINESSES

1 MILE	20,846	6,612	\$85,304	\$339,132	13,248	899
3 MILE	169,282	64,877	\$91,720	\$390,096	111,798	8,766
5 MILE	397,026	156,428	\$105,446	\$401,342	249,391	20,525

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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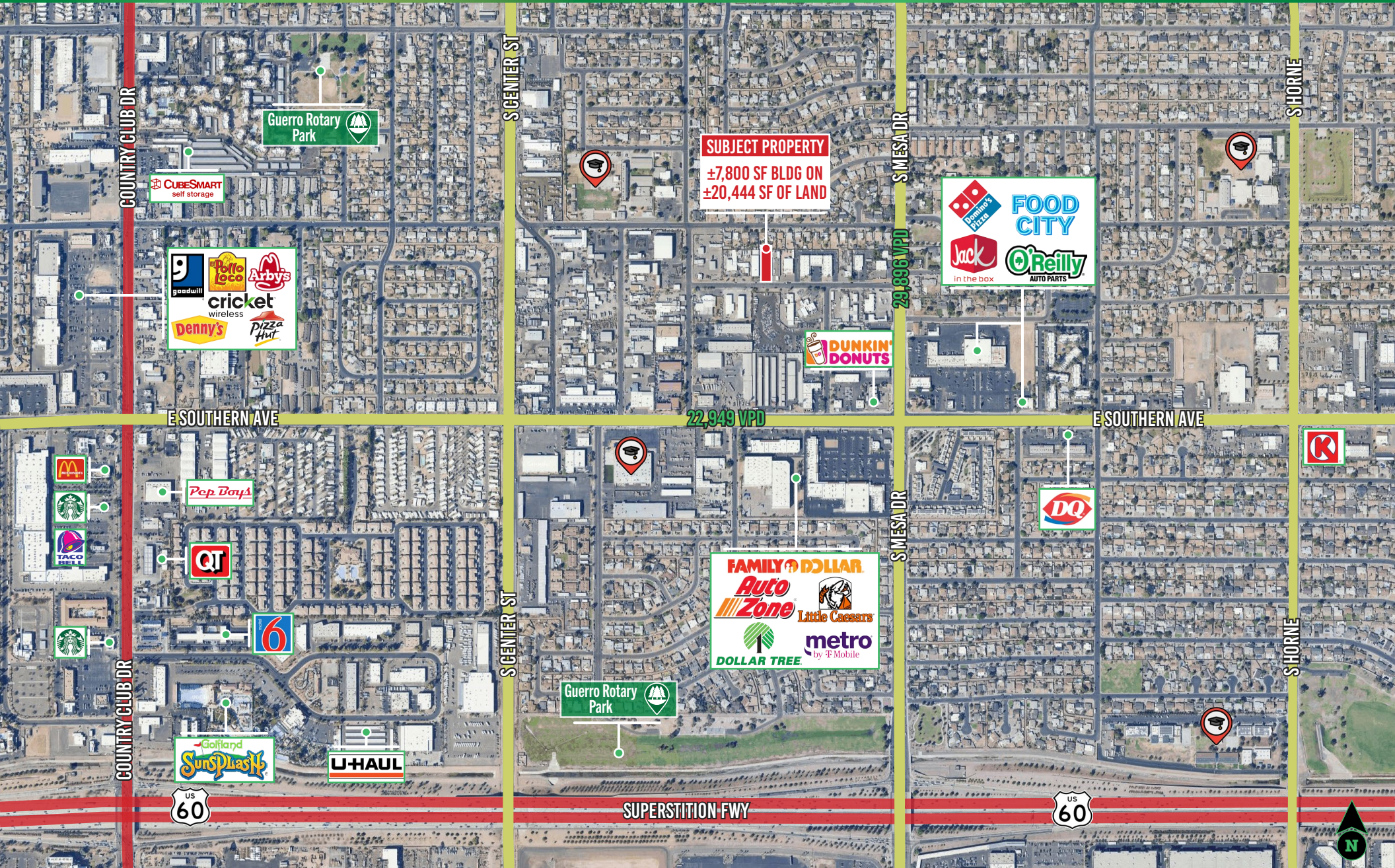


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