



FOR SALE

New NNN Leased Single Tenant
Flex Industrial Facility

5033 S 71St Street
Mesa, AZ 85212

New Free Standing Class A Flex Industrial
\$7,765,000
Absolute NNN Lease
Strong Regional Tenant
Built December 2022
Building SF: 26,940 SF



Bob Broyles
Senior Vice President
O: +1 602 222 5033
M: +1 602 615 6810
bob.broyles@colliers.com

Sam Jones
Associate Vice President
O: +1 602 222 5146
M: +1 480 789 3999
sam.jones@colliers.com



View OM

Investment Highlights:

- Prime Location
- Square Feet: ±26,940
- Site Area: ±1.55 Acres
- Clear Height: 24'
- Power: 1200 Amp, 277/480V
- Dock Doors: Two
- Grade Level Doors: Three
- Will Call Door: One
- Zoning: Light Industrial (City of Mesa)
- Parking: 41 Spaces
- Outdoor Storage: Private (Secured Yard)
- Air Conditioning: Full HVAC
- Opportunity Zone
- 1 Mile from Loop 202
- Full diamond interchange
- ± 1.5 miles from Gilbert Gateway Town Center
- 1 mile from Mesa Gateway Airport
- 1 mile from Chandler-Gilbert Community College
- 1.5 miles from ASU Polytechnic Campus
- Approximately ±1300 SF Office
- Shown by appointment only – please do not disturb tenant