



Colliers

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

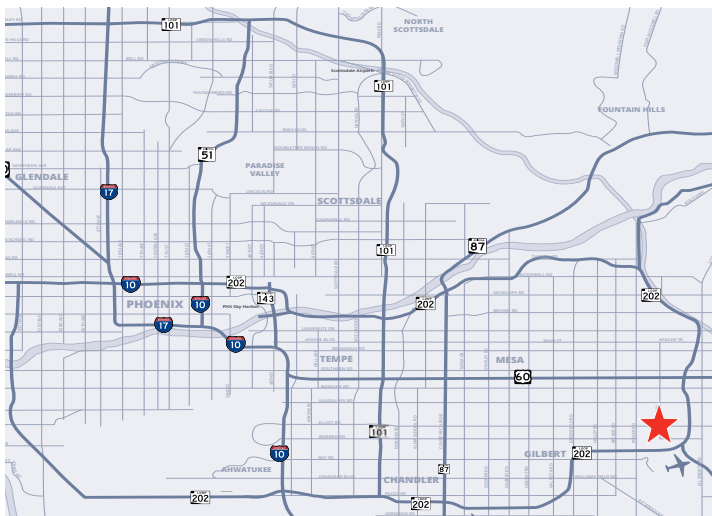
Strong Regional Tenant

Built December 2022

Building SF: 26,940 SF

Investment Highlights:

- Prime Location
- Square Feet: $\pm 26,940$
- 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



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