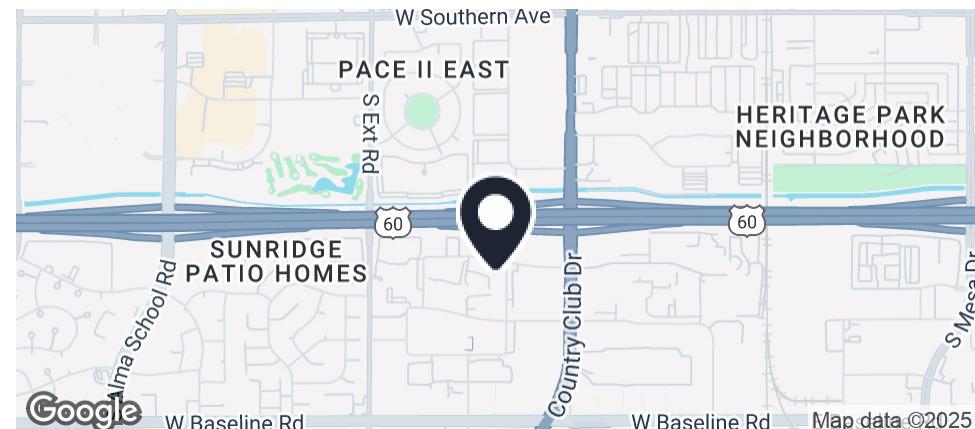


# 535 W. IRON AVE. PHASE II

Mesa, AZ 85210

## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY HIGHLIGHTS

- ±10'x10' Overhead Doors
- ±120/208V 3-Phase Electric
- M-1 Zoning
- Fire Sprinklered
- Ample Parking
- Suite Signage Available
- Monument Signage Available for South Building Suites

### OFFERING SUMMARY

Available SF:

±1,764 SF

### AVAILABLE

Suite 117

±1,764 SF

- Office/Flex Suite
- End Unit with two (2) Entrances
- Reception, Four (4) Private Offices
- Two (2) Restrooms
- Covered Parking Available
- No Overhead Door

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // [cutlercommercial.com](http://cutlercommercial.com)

### BRADLEY BURRESS

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Some of the members of the Lessor are licensed real estate brokers, associate brokers and/or sales persons in the State of Arizona and are acting as owner/agents.

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.



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Mesa, AZ 85210

## INDUSTRIAL PROPERTY FOR LEASE

SUITE 117 FLOOR PLAN



NOTE: ALL DIMENSIONS ARE APPROXIMATE  
AND THE SITE PLAN IS NOT TO SCALE

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