

LIPOVIC PARK

Includes CAM

WAREHOUSE FOR LEASE

\$15.00/SF/YR

Suite 120

A spacious, professional warehouse/office suite designed to support a growing or established business.

Features:

- Functional 1,742 SF of open warehouse space adaptable for multiple uses
- Private offices occupying 650 SF
- Convenient 12' rolling door for easy access
- Ideal for professional, service, or creative industries

A bright, versatile space that combines functionality and visibility within Lipovic Park's professional community.

\$2990/mo + 2.5% Mesa City Tax = \$3064.75/mo



2392 Sq Ft



Five Offices



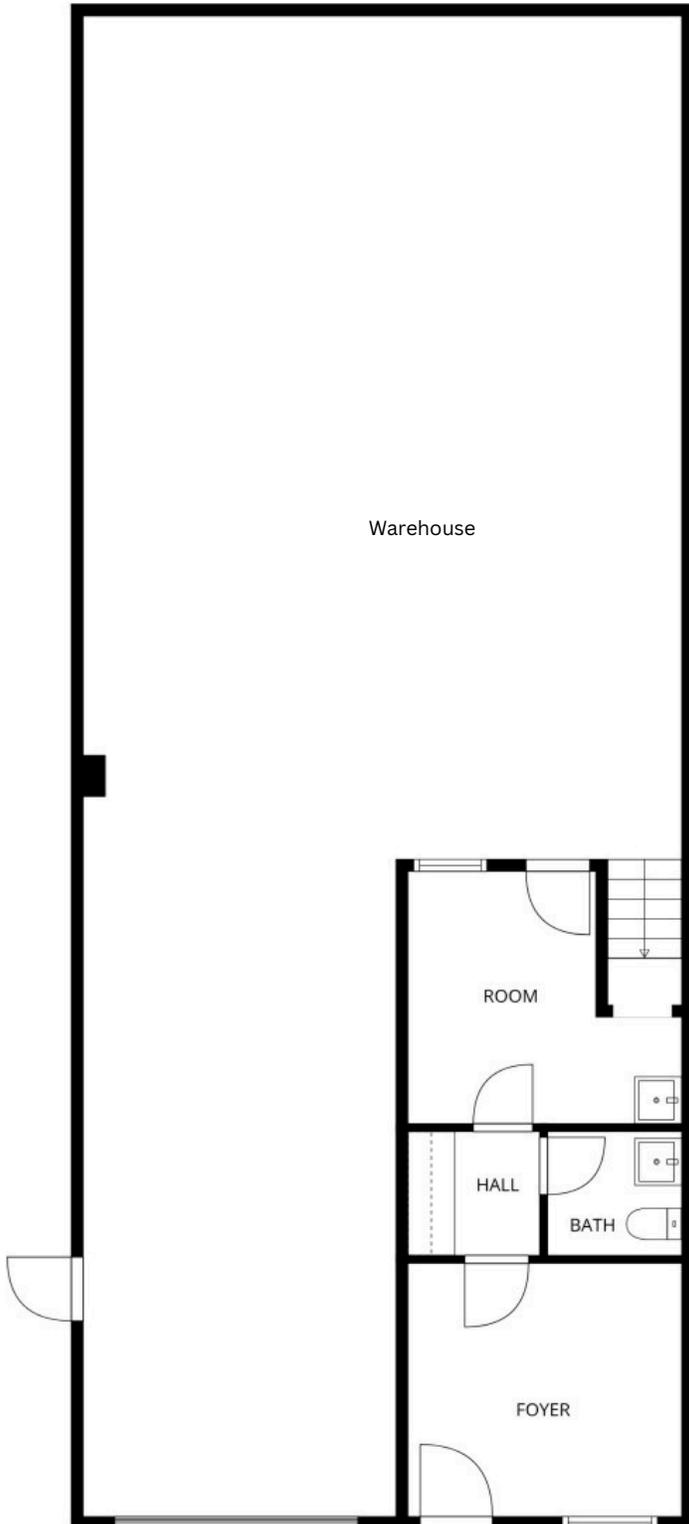
Near US 60



 480-235-5028

Suite 120

1st Fl



What's Included

- Water service
- Trash removal
- Parking lot access
- Fire sprinkler system
- 3 parking spaces per suite

Tenant Responsibilities

- Electricity
- A/C service after 30 days (offices/retail)
- Cooler maintenance after 30 days (warehouses)
- Plumbing (warehouses)
- Business insurance and liability coverage
- Certificate of Insurance naming Lipovic Park LLC as additionally insured, with \$1M liability coverage

Improvements

Any tenant improvements or alterations must be approved by the landlord and the City of Mesa (including required permits).

2nd Fl

