

FOR SALE/LEASE

±36,140 SF Freestanding Industrial Building

ASKING PRICE: **\$9,000,000.00**

ASKING RATE: **\$1.25 NNN**



ALSO AVAILABLE: 0.90 ACRE SECURE YARD

525 W. BASELINE ROAD, MESA, ARIZONA 85210

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

KEN MCQUEEN
Principal
kmcqueen@leearizona.com
602.920.6042

BRIAN PAYNE
Principal
bpayne@leearizona.com
602.820.6217

JACK SIMS
Associate
jsims@leearizona.com
602.618.9245

NICK VAGNOZZI
Sales Assistant
nvagnozzi@leearizona.com
602.292.3292

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PROPERTY OVERVIEW

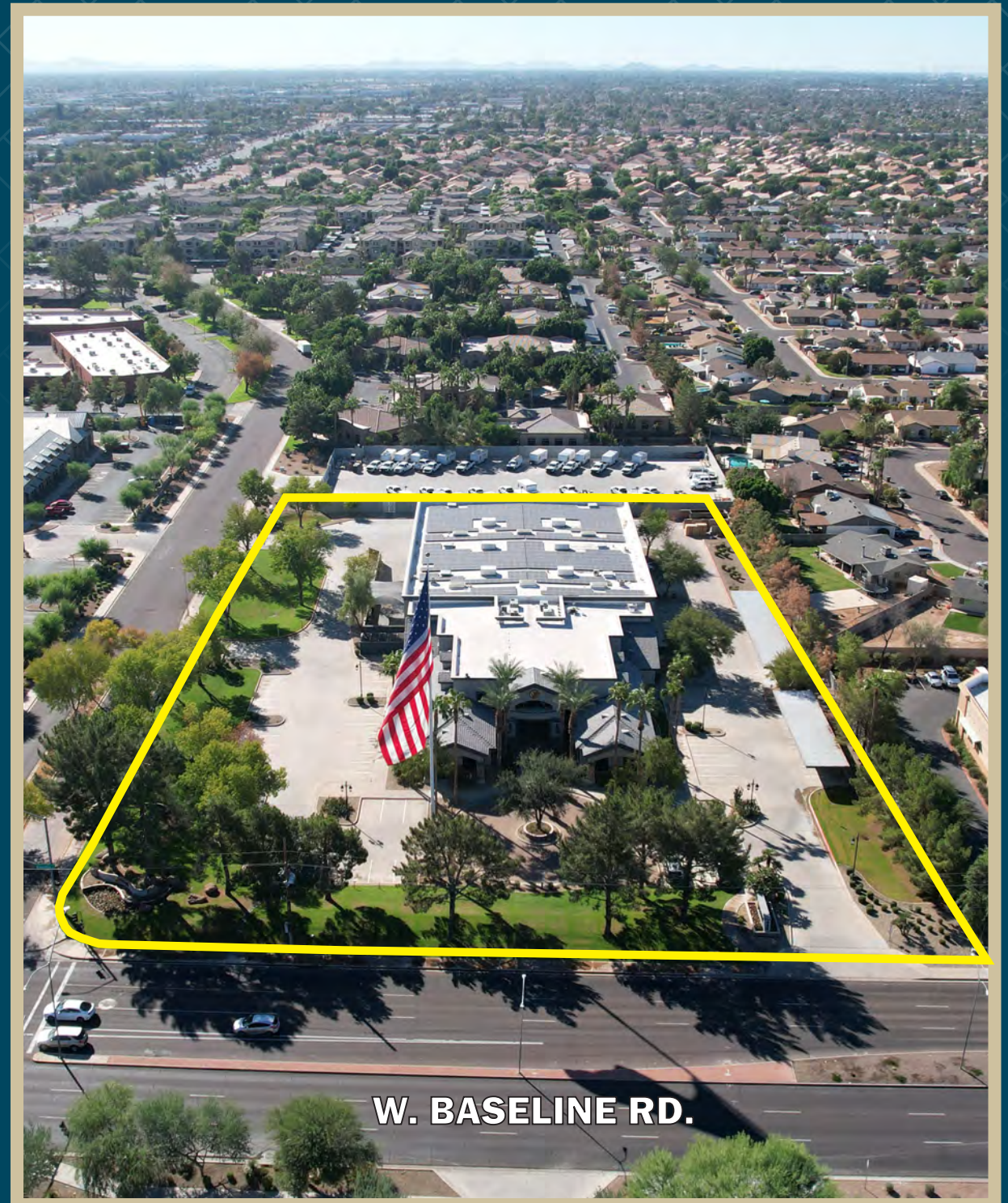
PROPERTY HIGHLIGHTS

Total Square Footage:	36,140 SF
Office Buildout:	±40%
Year Built:	1999
Year Renovated:	2019
Loading:	2 Grade Level Doors 2 Truckwells
Clear Height:	23' - 25'
Zoning:	LI, City of Mesa
Parcel Size:	3.50 Acres
Parcel Numbers:	302-04-006M
Sprinklered:	Yes
Construction Type:	Block
Power:	1200 Amps 120/208v
Warehouse:	EVAP
Parking:	84 Spaces (18 covered) at Building
Lighting:	LED Motion-Sensored

RECENT IMPROVEMENTS

2019

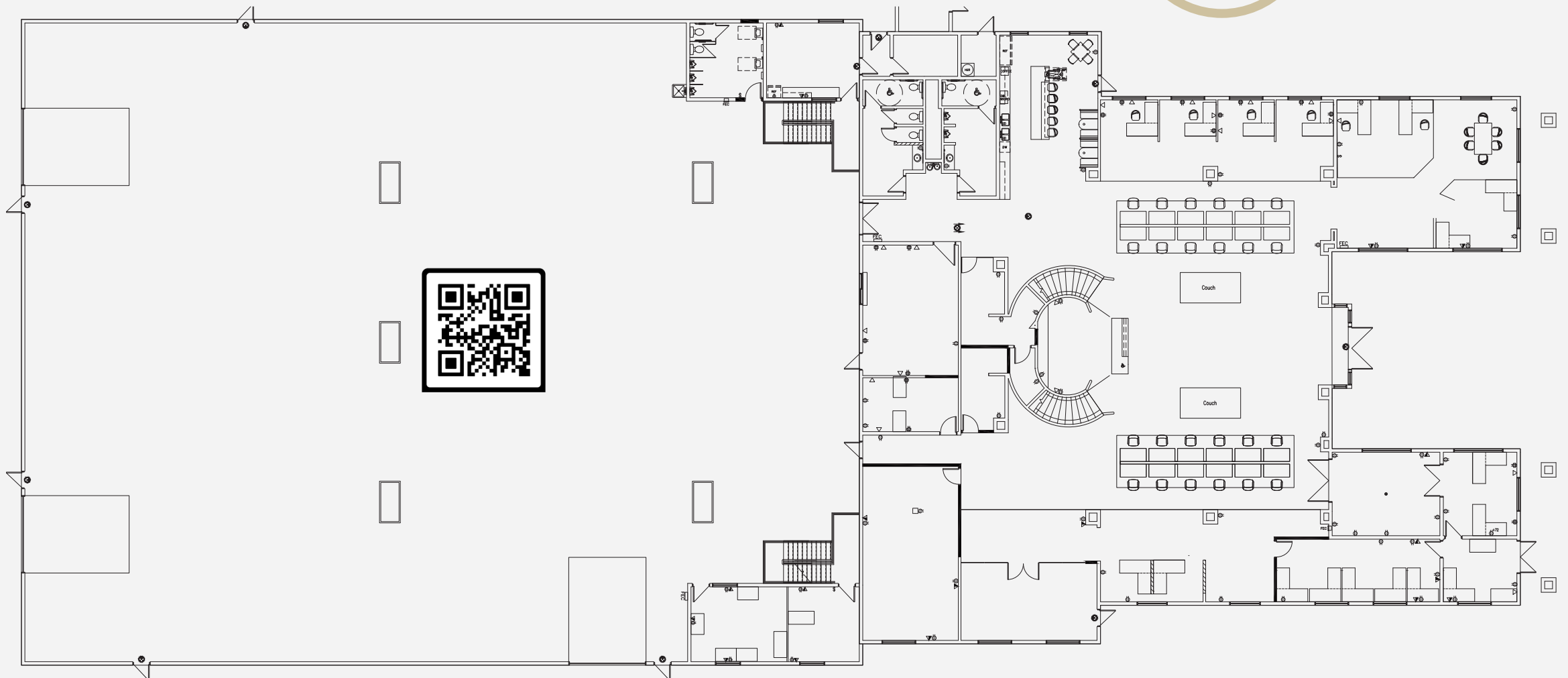
- Complete Office Renovation
- Concrete-Paved Yard - [VIEW BROCHURE](#)
- Roof Mounted Solar



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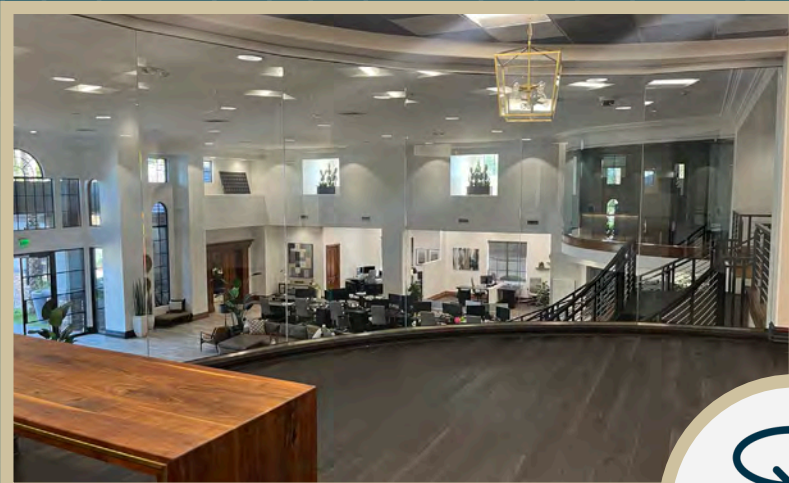
FIRST FLOOR PLAN



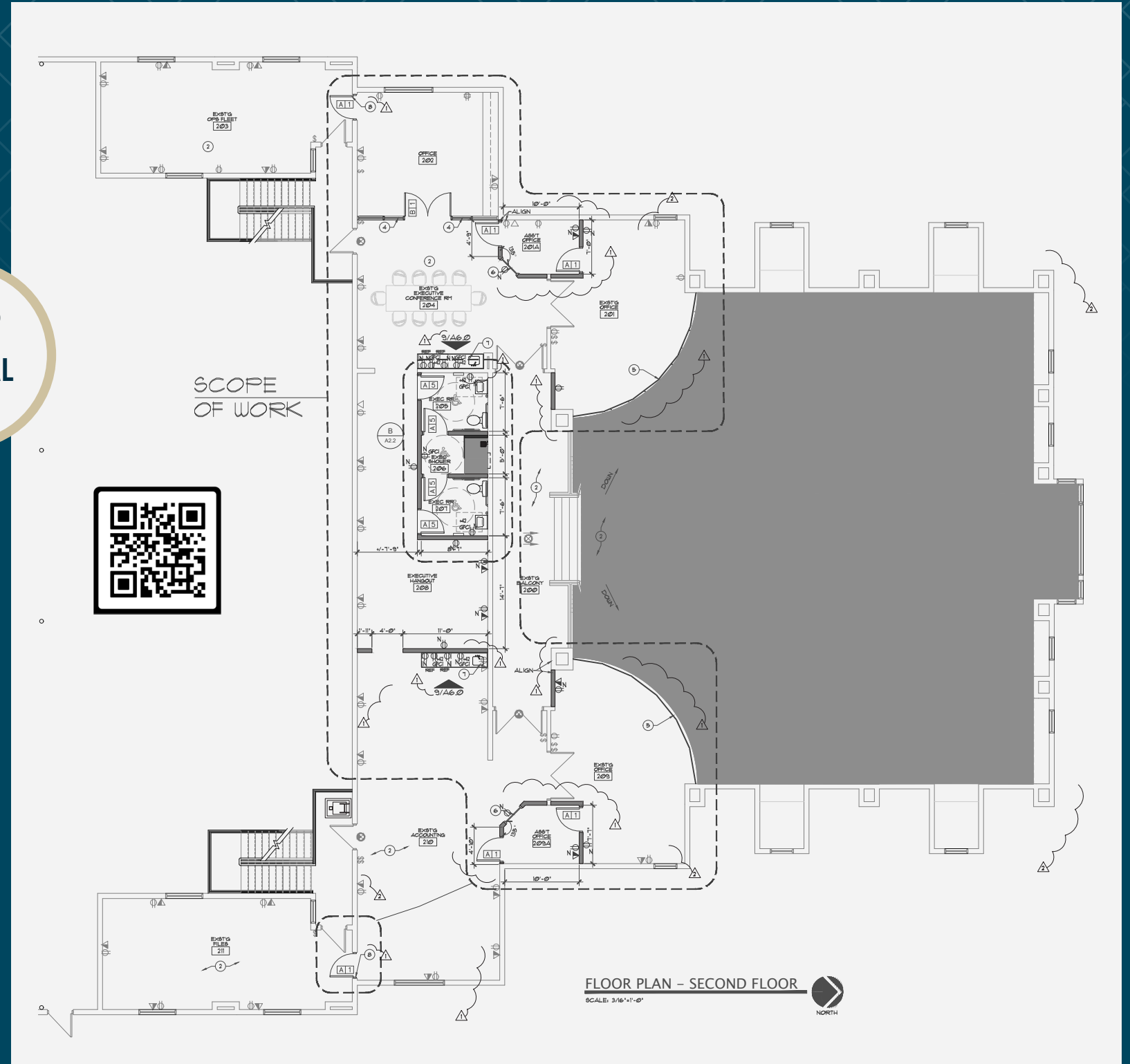
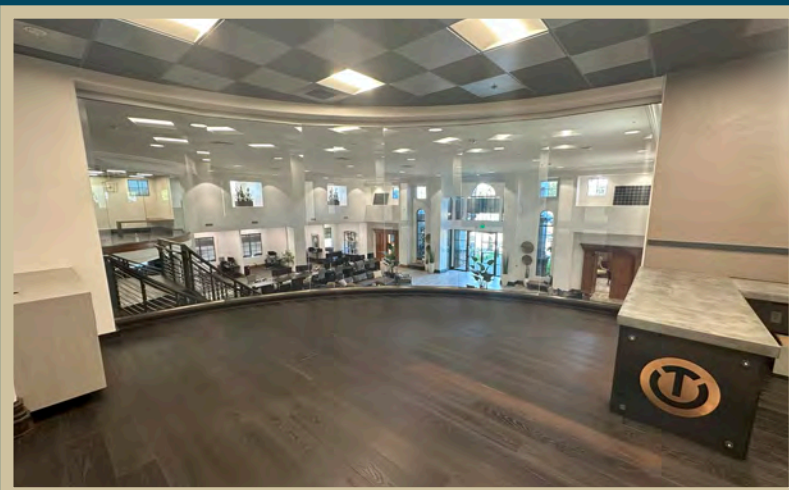
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SECOND FLOOR PLAN




VIRTUAL
TOUR



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INTERIOR PHOTOS



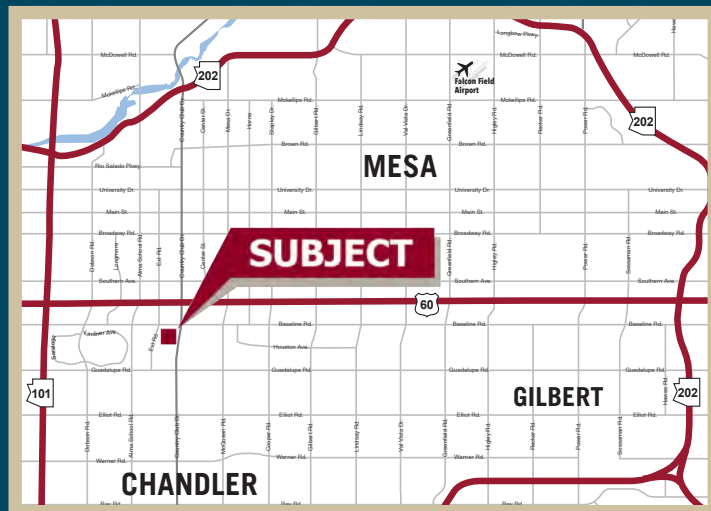
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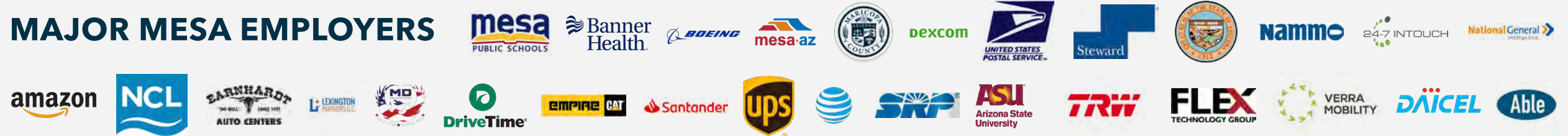
LOCATION OVERVIEW

PROPERTY HIGHLIGHTS

- Prominent Baseline Road Frontage
- Direct/Immediate Access to US 60
- Location is Central to SE Valley Freeway Network
- Dense Employment
- Abundant Area Amenities



MAJOR MESA EMPLOYERS



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