

MESA RIDGE BUSINESS PARK



2 Months FREE
ON A 3 YEAR TERM

3 Months FREE
ON A 5 YEAR TERM

*good through the end of November 2024

INDUSTRIAL SUITES

2618-2716 N. OGDEN RD & 4215-4255 E. MCDOWELL RD | MESA, AZ

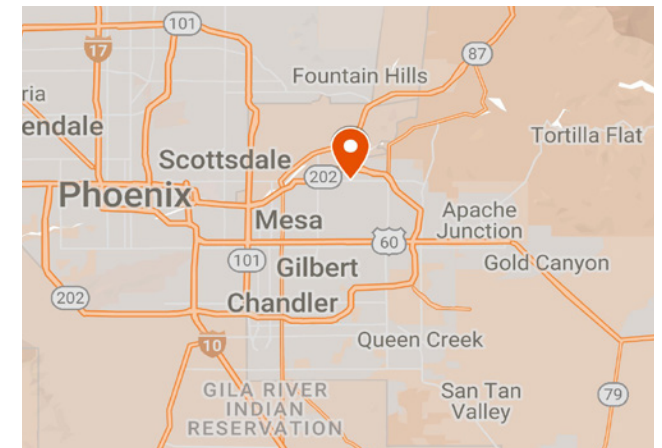
FOR MORE INFORMATION:

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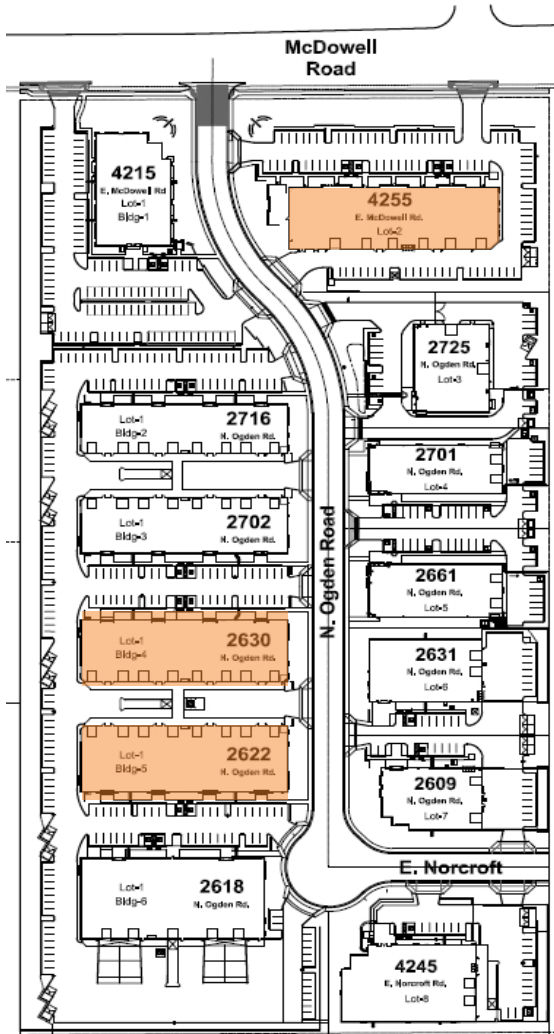
PROPERTY FEATURES

- » Industrial Suites Available for Lease
- » Fully Built Out
- » Located at E. McDowell Rd & N. Greenfield Rd
- » Directly West of Falcon Field Airport



MESA RIDGE BUSINESS PARK

SITE PLAN



Available Leased

INDUSTRIAL AVAILABILITIES

UNIT	±SF	NOTES
Bldg 2622, Ste 108	±2,992 (30% Office)	<ul style="list-style-type: none"> Reception Area 2 Offices Break Room 14' Grade Level Door Common Truckwell Warehouse Restroom
Bldg 2630, Ste 101	±5,469 (32% Office)	<ul style="list-style-type: none"> Reception Area 4 Offices Conference Room Break Room 2 Restrooms 2 Garage Doors Common Truckwell
Bldg 4255, Ste 109	±6,250 (45% Office)	<ul style="list-style-type: none"> Reception Area 4 Offices Conference Room Break Room 2 Restrooms Bullpen Available 1/1/25 Frontage on McDowell



Located in Maricopa County and just 15 miles east of Phoenix, Mesa covers 132 square miles, is the third largest city in Arizona and the 38th largest city in the nation. The City provides the advantages of a thriving metropolis while maintaining the feel of a suburban environment.

With dynamic recreational, educational and business opportunities, Mesa enjoys the best in a variety of amenities including parks within easy walking distance from home, a variety of sports facilities that cater to athletes young and old, highly rated golf courses for every skill level, a diversity of special events and community festivals.

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 12.03.24

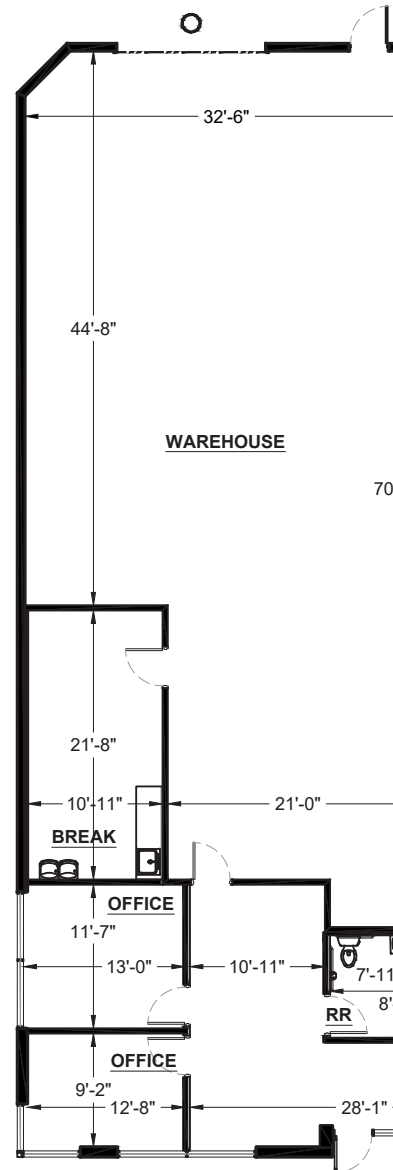
MESA RIDGE BUSINESS PARK

SUITE 2622-108

SUITE 108 | ±2,992 SF

- Reception Area
- 2 Offices
- Break Room
- 14' Grade Level Door
- Common Truckwell
- Warehouse
- Restroom

\$1.40 PSF/MO NNN
(\$0.30 NNN EXPENSES)



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MESA RIDGE BUSINESS PARK
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4215-4255 E. MCDOWELL
MESA, AZ 85212

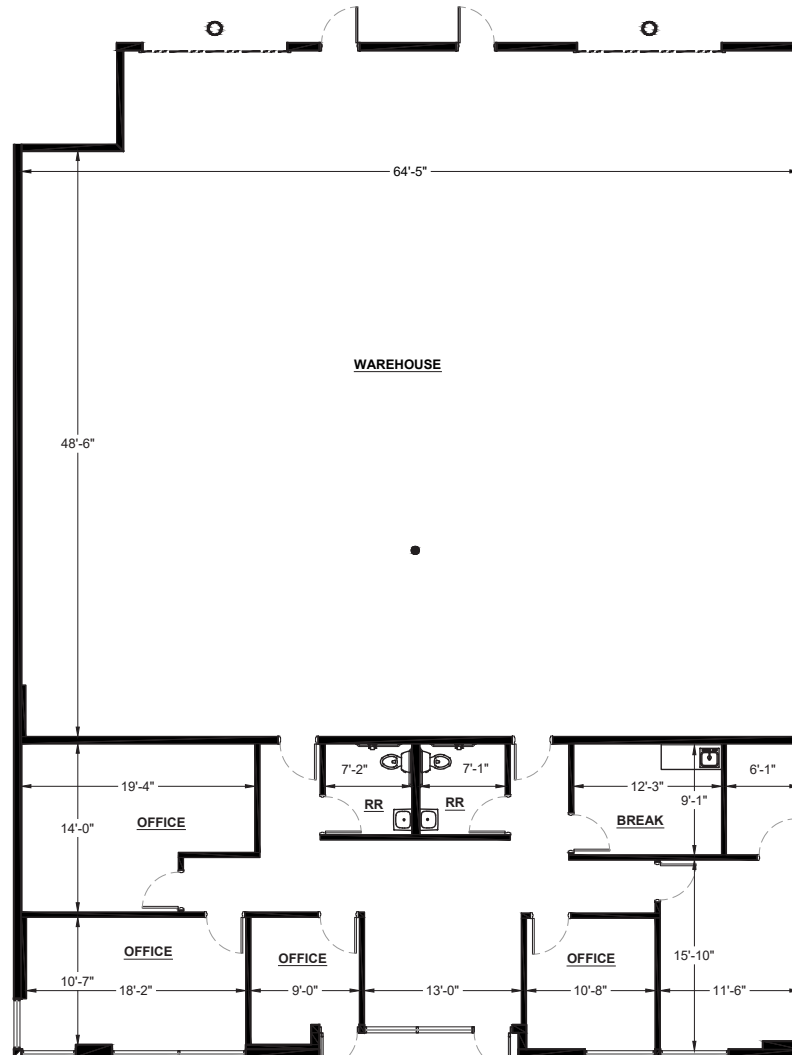
MESA RIDGE BUSINESS PARK

SUITE 2630-101

±5,469 SF

- Reception Area
- 4 Offices (±1,731 SF)
- Conference Room
- Break Room
- 2 Restrooms
- 2 Garage Doors
- Common Truckwell

\$1.40 PSF/MO NNN
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MESA RIDGE BUSSNES PARK
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4215-4255 E. MCDOWELL
MESA, AZ 85212

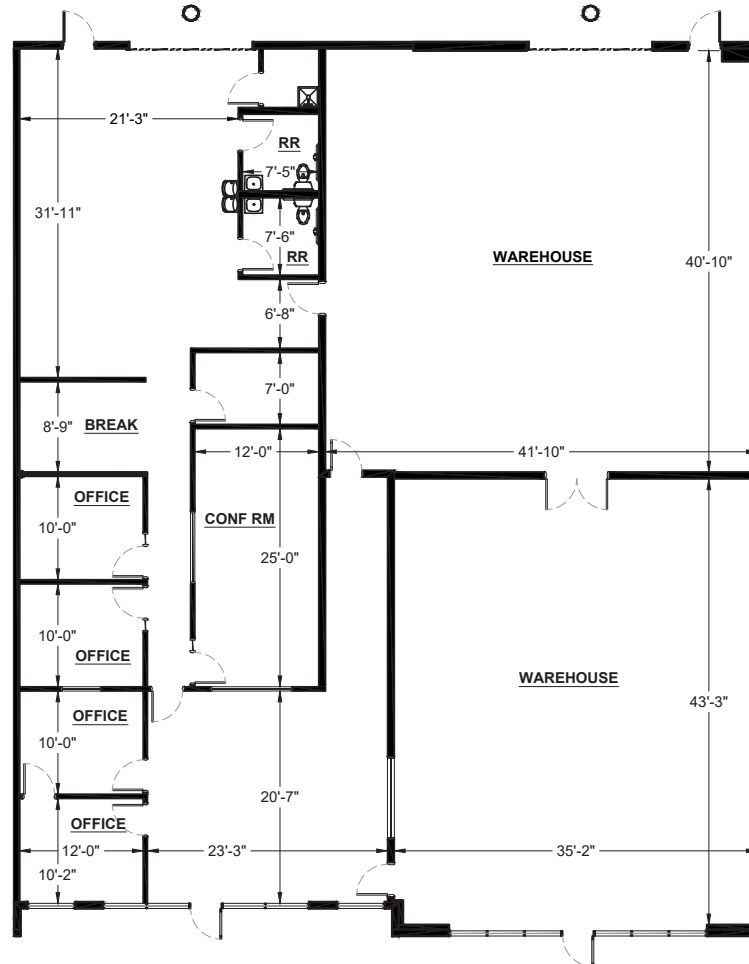
MESA RIDGE BUSINESS PARK

SUITE 4255-109

±6,250 SF

- Reception Area
- 4 Offices
- Conference Room
- Break Room
- 2 Restrooms
- Available 1/1/25
- Frontage on McDowell

\$1.40 PSF/MO NNN
(\$0.30 NNN EXPENSES)



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MESA RIDGE BUSINESS PARK

PHOTOS



MESA RIDGE BUSINESS PARK

LOCAL AMENITIES



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