

BRAND NEW INDUSTRIAL SUITE: AVAILABLE NOVEMBER 1, 2024

7421 S. 89TH PLACE, MESA, AZ 85212

\$21.60/SF/YR (NNN)



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PROPERTY DETAILS

- SUITE SIZE: 5,193 SQ. FT.
- ZONING: LIGHT INDUSTRIAL (LI)
- 16' CLEAR HEIGHT
- OVERSIZE (16'W X 14'H) GRADE LEVEL OVERHEAD DOORS
- 400 AMP SUITE ELECTRIC SERVICE
- 1,233 SQ FT PREMIUM OFFICE SUITE
- 100% A/C COOLED
- FIBER INTERNET (COX)
- 1.83/1,000 SQ. FT. PARKING RATIO (TOTAL 38 SPACES)
- FULL FIRE SPRINKLER SYSTEM
- SECURITY CAMERAS
- SIGNAGE AVAILABLE

OTHER ADVANTAGES

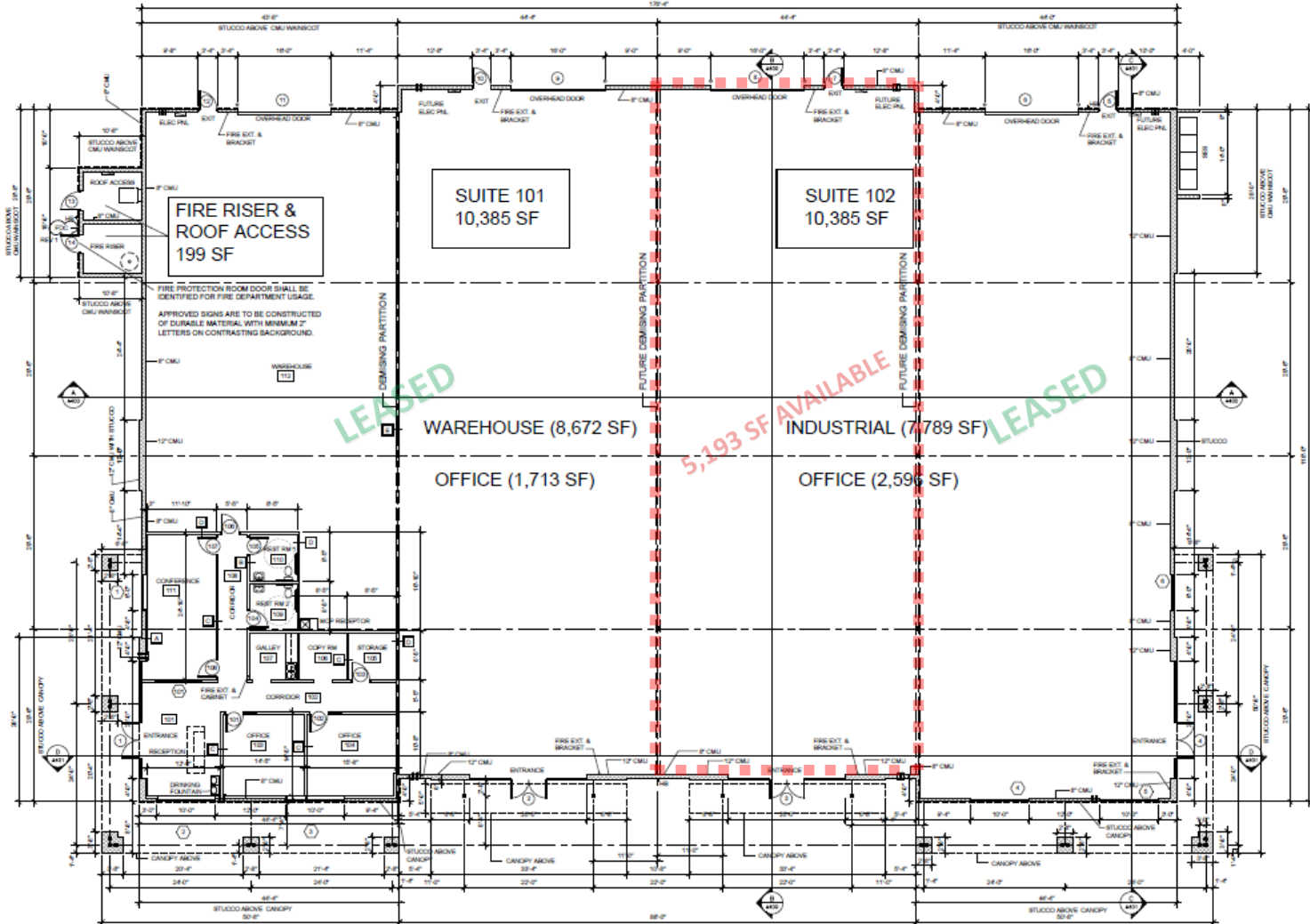
- LOCATED IN AN OPPORTUNITY ZONE
- CLOSE TO MESA GATEWAY AIRPORT & 202 FREEWAY
- LOCATED IN A HIGH GROWTH AREA
- NOT PART OF A "LARGE INDUSTRIAL COMPLEX"

PROPERTY ELEVATION



Phone: (480) 359-1961 / Email: south89thindustrial@gmail.com

FLOOR PLAN



Phone: (480) 359-1961 / Email: south89thindustrial@gmail.com

OFFICE SUITE LAYOUT

