

**FOR SALE/LEASE**



**MULTI-TENANT**



**2 GRADE LVL DOORS**



**12,243 SF BUILDING**

# FALCON FIELD/APACHE JUNCTION

**9123 E SOUTHERN AVE | MESA, AZ 85209**

**INDUSTRIAL BUILDING AVAILABLE**

**THE LEROY  
BREINHOLT  
TEAM**

**CORY BREINHOLT**

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cplaz.com](http://www.cplaz.com)

# 9123 E SOUTHERN AVE MESA, AZ 85209

## Property Information

PROPERTY ADDRESS	9123 E Southern Ave Mesa, AZ 85209
BUILDING LAYOUT	Reception, 1 Office, 1 Restroom, 2 Grade Level Doors
YEAR BUILT	2006
PARKING RATIO	4 Vehicles per 1,000 RSF

### SALE PRICE:

BUILDING, ±12,243 SF | \$3,050,000 (\$249 PSF)

### LEASE RATE:

Suite 101, ±4,700 SF | \$1.25 NNN PSF/MO

Suite 102, ±3,800 SF | \$1.25 NNN PSF/MO

## Exclusive Advisor

THE LEROY  
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