

FOR SUBLICENSE | INDUSTRIAL WAREHOUSE

441 S. ROBSON #107 | MESA, AZ 85210

SUBLICENSE EXPIRES 02/28/28



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OFFERING DETAILS



SUBLEASE RATE:
\$8,500/Mo+ Utilities



SUBLEASE EXPIRATION:
02/28/28



LOT SIZE:
 $\pm 9,955$ SF



ZONING:
PAD, Mesa



BUILDING SIZE:
 $\pm 9,955$ SF



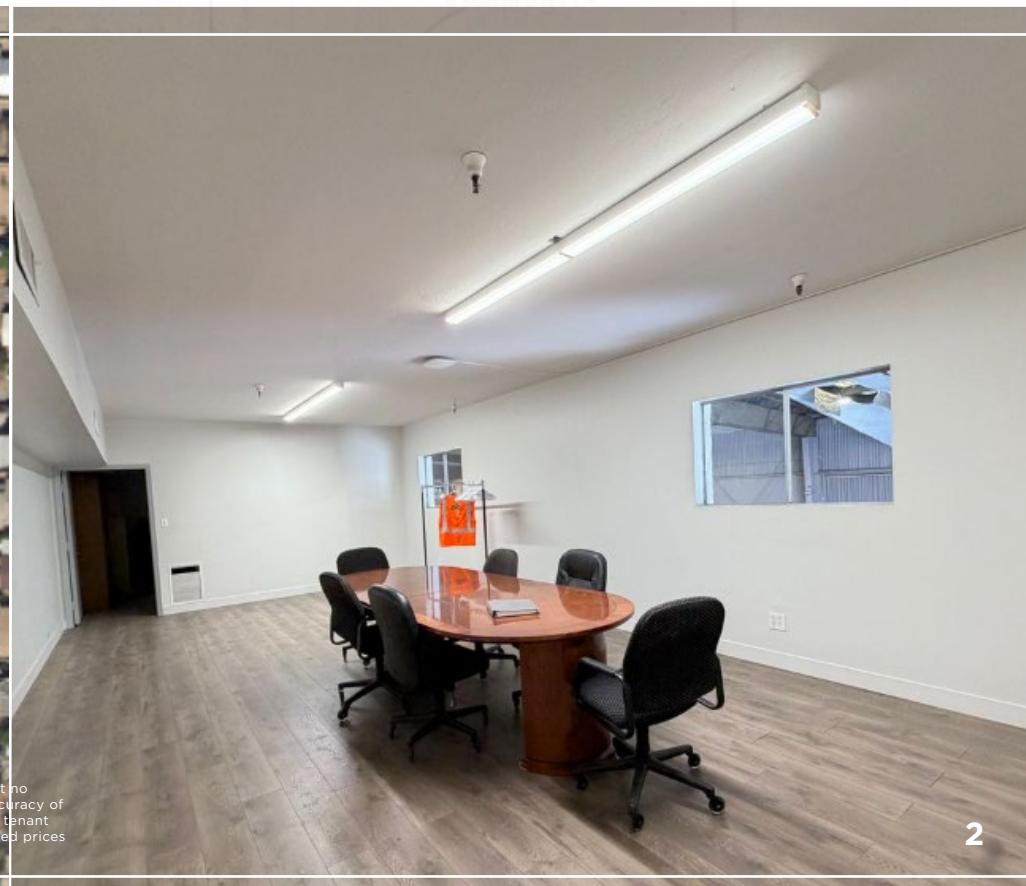
PARCEL:
139-39-132



YEAR BUILT:
1972

PROPERTY HIGHLIGHTS

- New EVAP coolers
- Former spray booth
- Block and metal construction
- Sprinklered throughout
- Insulated warehouse
- $\pm 16' 8''$ - 18' clear height
- Compressed air
- 1 bathroom in office
- 1 bathroom in warehouse with shower
- Mezzanine office
- 16' x 14' grade level door
- New 5 ton HVAC unit for the office
- Concrete floor

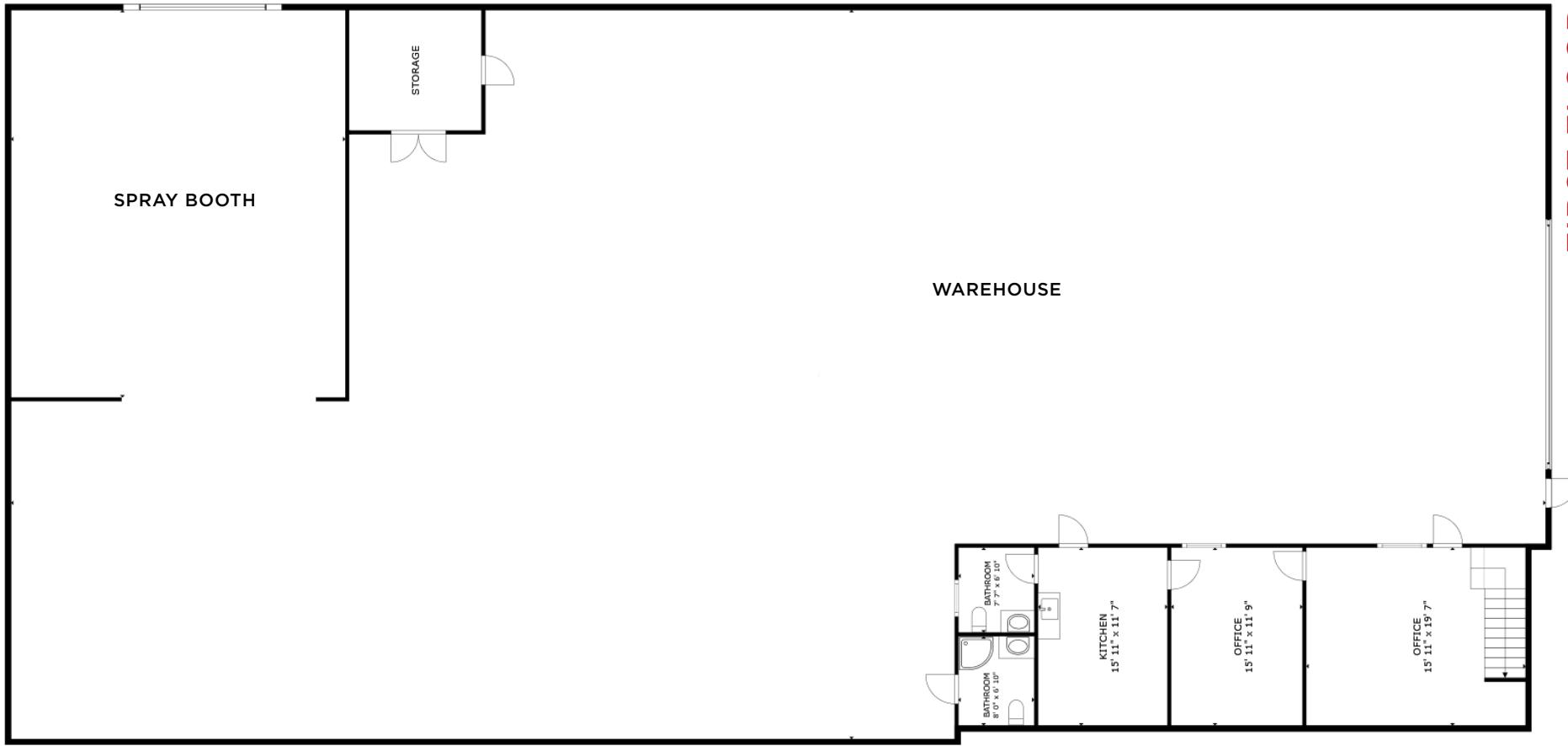


PROPERTY PHOTOS



FORMER SPRAY BOOTH

FLOOR PLAN



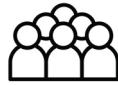
 [CLICK TO VIEW WAREHOUSE VIRTUAL TOUR](#)

 [CLICK TO VIEW UPSTAIRS VIRTUAL TOUR](#)



AERIAL





504K +
TOTAL POPULATION



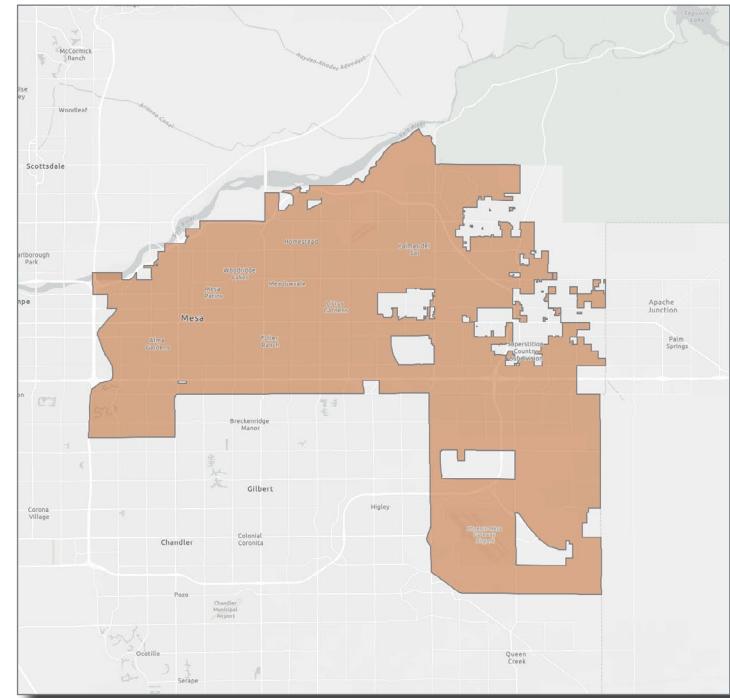
\$94K +
AVG HH INCOME

LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



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