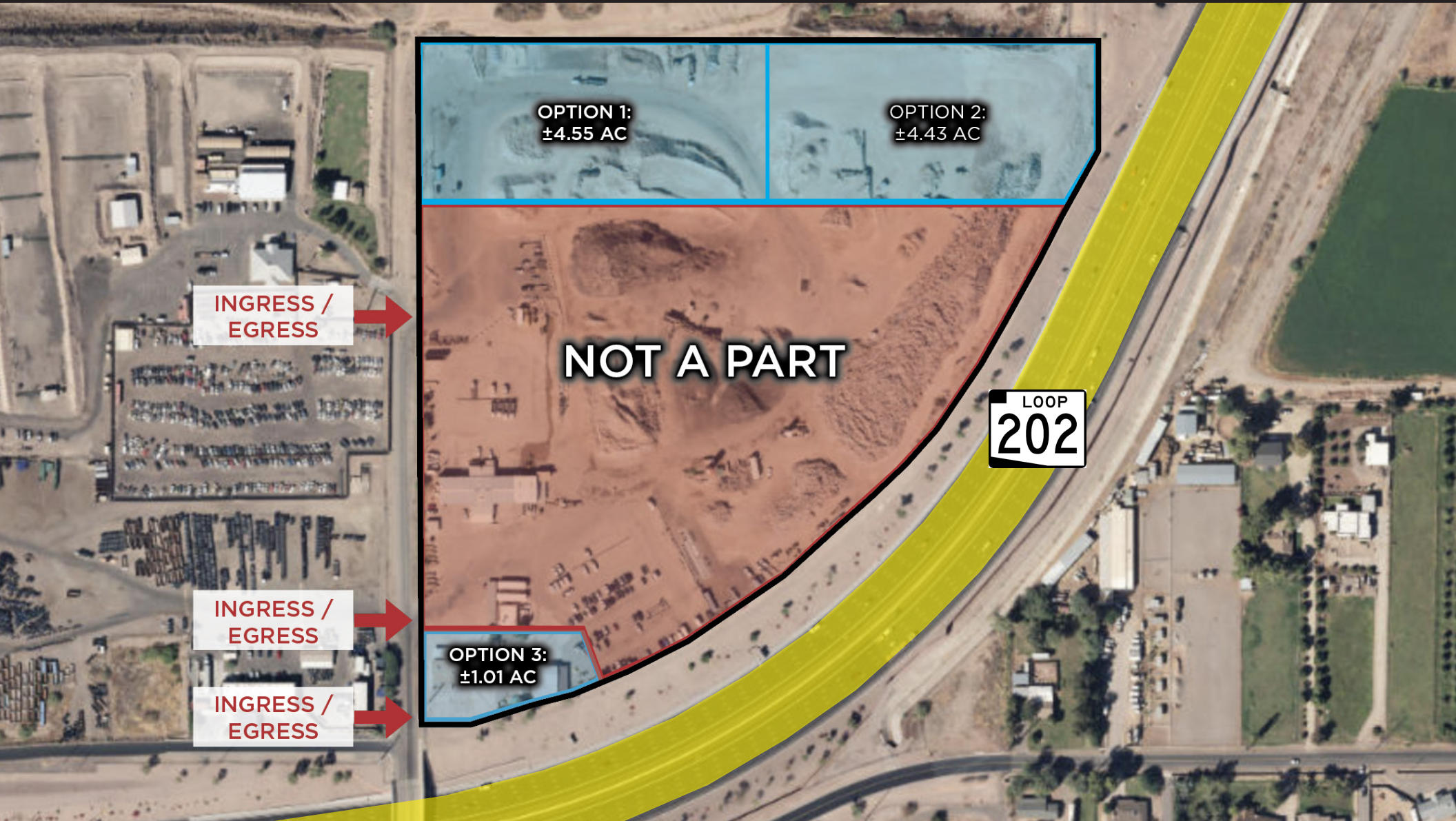


# CONTRACTOR YARD FOR LEASE

2405 - 2555 N CENTER ST | MESA, AZ 85201



## PROPERTY DETAILS

### LEASE RATE:

**Option 1:**  
\$27,300/Mo/MG

**Option 2 :**  
\$26,580/Mo/MG

**Option 3:**  
\$11,000/Mo/MG



### BUILDING SIZE:

Warehouse:  
±13,799 SF  
Office: ±6,273 SF



### YEAR BUILT:

1972 / 2024  
(Renovated)



### PARCELS:

136-15-016A &  
136-15-005A



### ZONING:

GI (General  
Industrial)



## PROPERTY HIGHLIGHTS

- Owner will bring the yard to grade and provide fencing
- ±1,400A of 1P-3P power 120/240V
- 4 separate power meters (Meter 1-2 3P power & Meter 3-4 1P power)
- 9 Grade level doors
- ±5 min drive time to the Loop 202
- 3 Points of ingress & egress



# LEASING OPTIONS

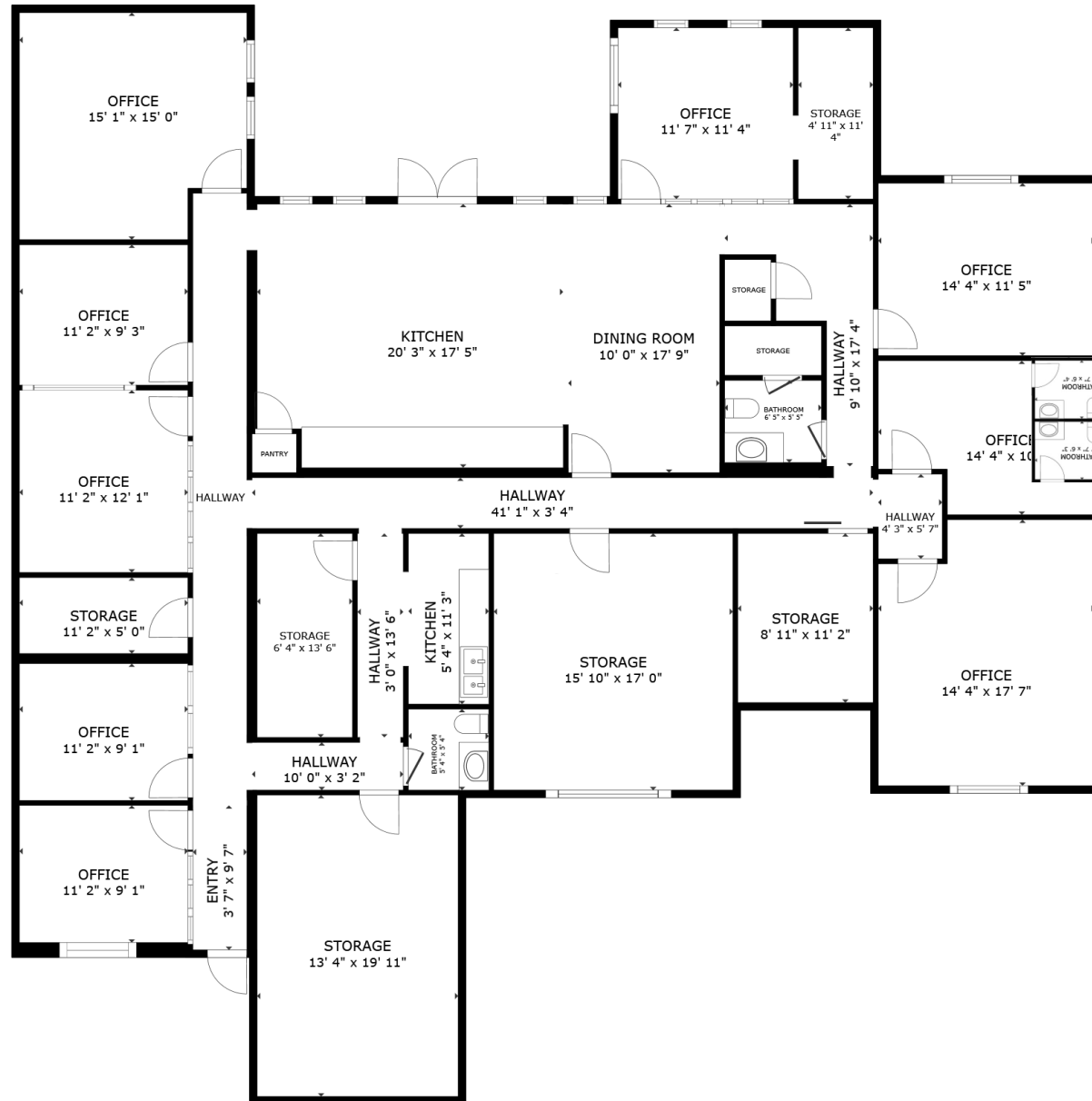


# AERIAL OVERVIEW



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.

**OFFICE (BLDG A) FLOOR PLAN |  CLICK TO VIEW VIRTUAL TOUR**



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.

AERIAL



CONTRACTORS  
LANDFILL AND  
RECYCLING



DOWNTOWN  
MESA



LOOP  
101

ARIZONA  
87

LOOP  
202

ARIZONA  
143

LOOP  
202

INTERSTATE  
10  
US  
60

US  
60

ARIZONA  
87

LOOP  
101



# CITY OVERVIEW

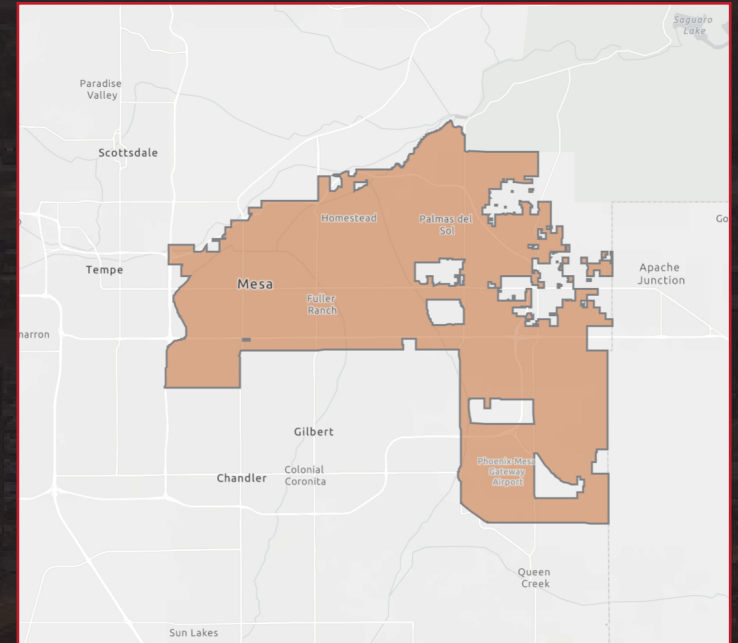
## MESA, AZ



**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.

**Cameron Miller**  
Advisor  
480.294.6584  
cmiller@levrose.com

**Mark Cassell**  
Partner  
480.289.4227  
mcassell@levrose.com

**Landon McKernan**  
Partner  
480.294.6571  
lmckernan@levrose.com

**LEV ROSE**  
COMMERCIAL REAL ESTATE

TCN  
TRUCKEE COMMUNITY  
REAL ESTATE SERVICES

