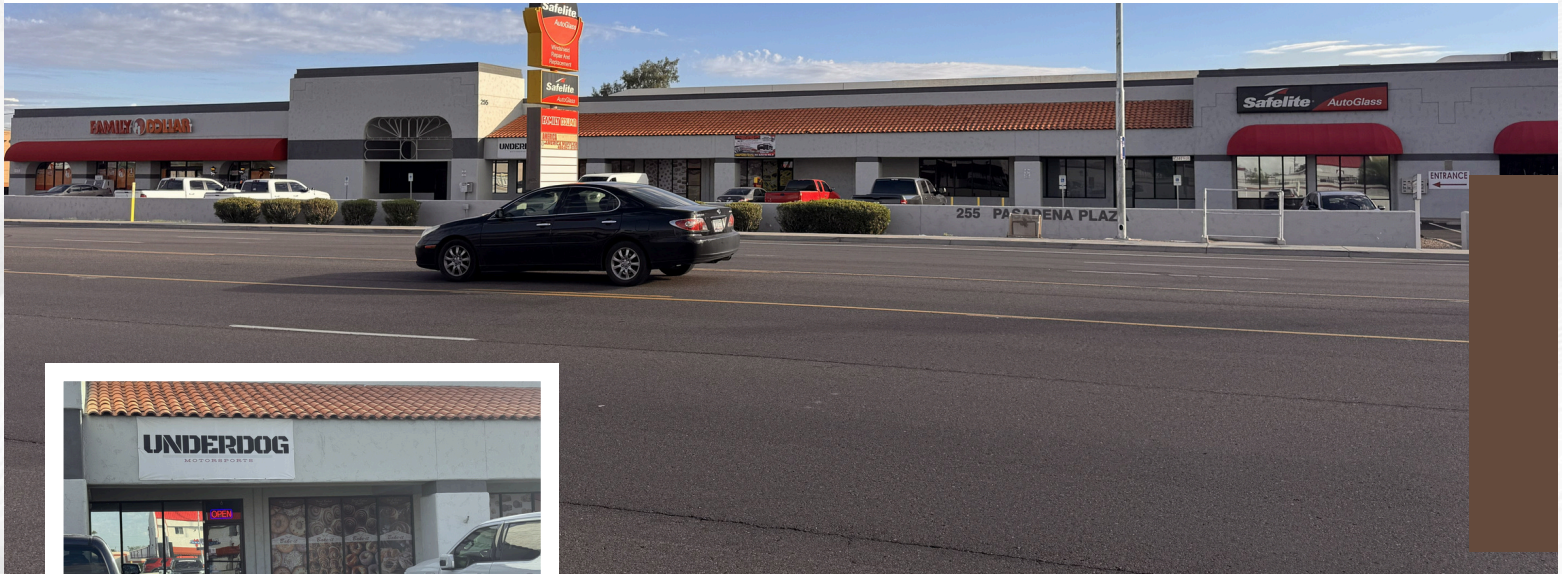


# FOR LEASE

255 E Southern Ave #7 | Mesa, AZ 85210

2,213 SF | NNN \$3.15 | Direct Lease | TI's Available | Rent Negotiable



## ABOUT THE PROPERTY

Well-maintained commercial suite ideal for automotive, tire, or light industrial use. The space is currently built out for a tire service business and includes one dock/service bay, a retail counter and customer reception area, and a functional open workspace.

Located on E Southern Avenue, the property offers strong visibility, convenient access, and ample on-site parking. Excellent opportunity for a business seeking a move-in-ready setup with flexible lease terms and available tenant improvements.

## Property highlights

- Property Highlights:
- 2,213 SF commercial suite
- One dock/service bay
- Retail counter and reception area
- NNN \$3.15 | Direct lease
- TI's available | Rent negotiable
- Good visibility and easy access from major roadways
- Ample on-site parking

## Venkata Ramana Narla

DESIGNATED BROKER

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