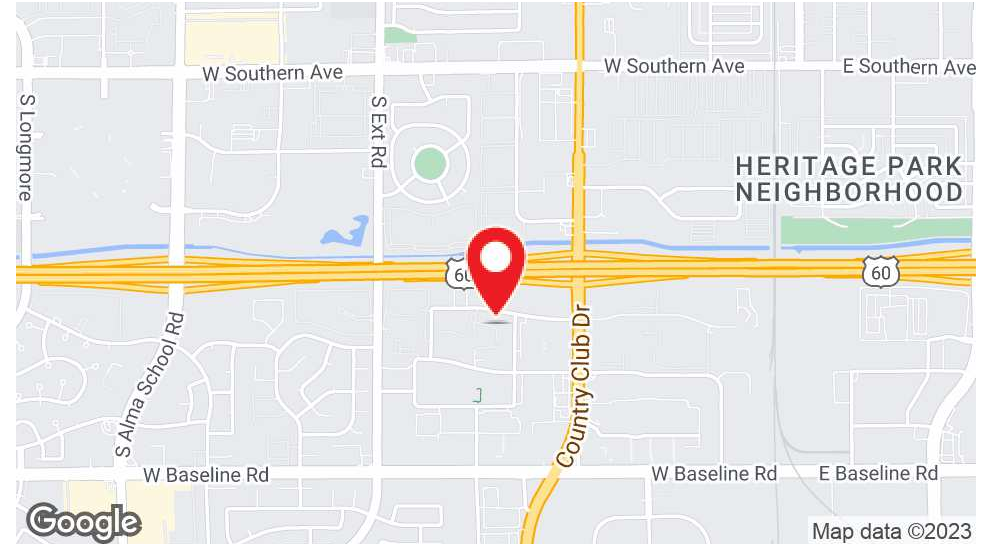


535 W. IRON AVE. PHASE II

Mesa, AZ 85210



Property Summary



PROPERTY HIGHLIGHTS

- ±10'x10' Overhead Doors
- ±120/208V 3-Phase Electric
- M-1 Zoning
- Fire Sprinklered
- Ample Parking
- Suite Signage Available
- Monument Signage Available for South Building Suites

OFFERING SUMMARY

Available Suite: 108-109

3,500 ±SF

AVAILABLE - SUITE 108-109

- Reception, Three (3) Offices, Open office area and One Restroom
- North Facing Glass Line (See Floor Plan Attached)
- Evap Cooled Warehouse
- 200 Amps 120 (208v 3-phase)
- Two (2) Grade Level 10'x10' ± OH Doors

BRADLEY BURRESS

Senior Associate | 480.510.9434 (Mobile/Text)
bburress@cutlercommercial.com

ROD CROTTY

Associate Broker | (Mobile/Text)
rcroty@cutlercommercial.com

CUTLER COMMERCIAL

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016
602.955.3500 | cutlercommercial.com

Some of the members of the Lessor are licensed real estate brokers, associate brokers and/or sales persons in the State of Arizona and are acting as owner/agents.

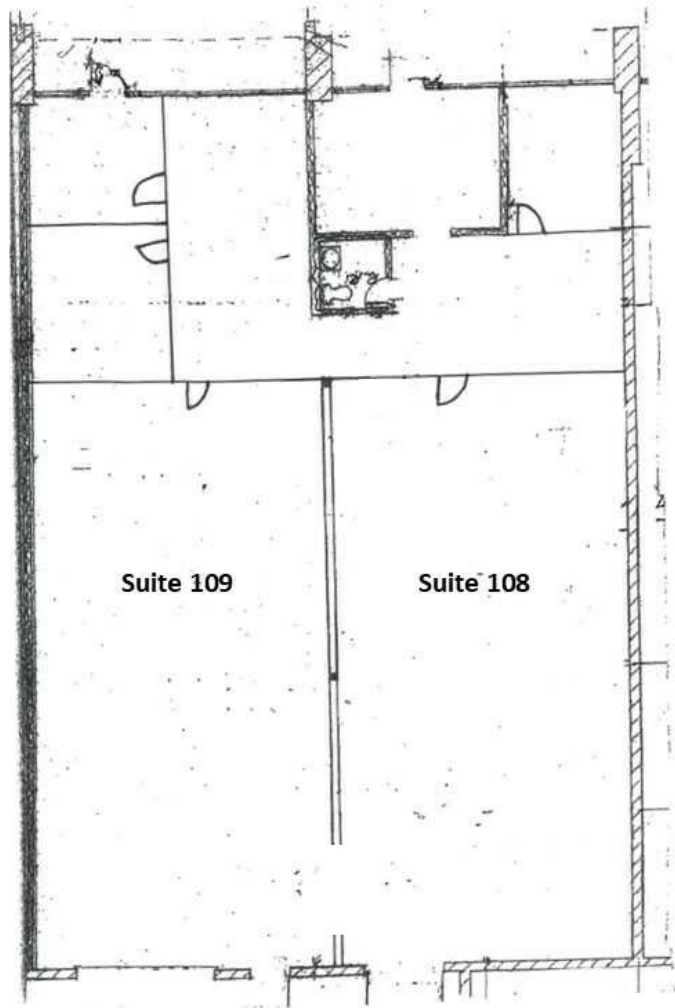
All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

535 W. IRON AVE. PHASE II

Mesa, AZ 85210



Site Plan/Floor Plan



NOTE: ALL DIMENSIONS ARE APPROXIMATE AND THE SITE PLAN/FLOOR PLANS ARE NOT TO SCALE

BRADLEY BURRESS

Senior Associate | 480.510.9434 (Mobile/Text)
bburress@cutlercommercial.com

ROD CROTTY

Associate Broker | (Mobile/Text)
rcroty@cutlercommercial.com

CUTLER COMMERCIAL

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016
602.955.3500 | cutlercommercial.com

Some of the members of the Lessor are licensed real estate brokers, associate brokers and/or sales persons in the State of Arizona and are acting as owner/agents.

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.