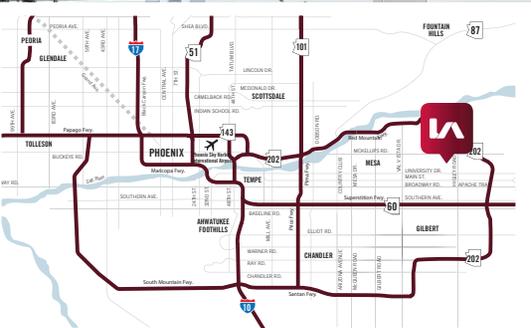


FOR SUBLEASE

±20,872 SF AVAILABLE



LEASE ENDS APRIL 30, 2027

1828 N. HIGLEY RD. SUITE 101
MESA, ARIZONA 85205

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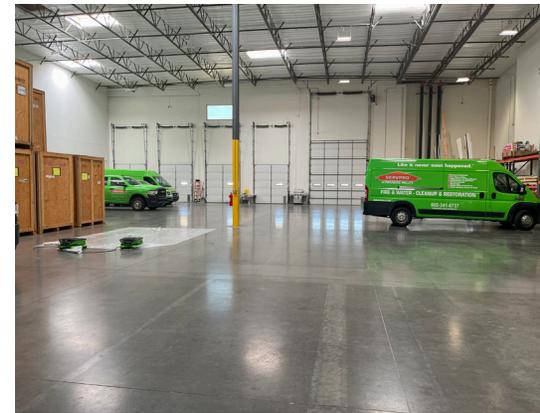
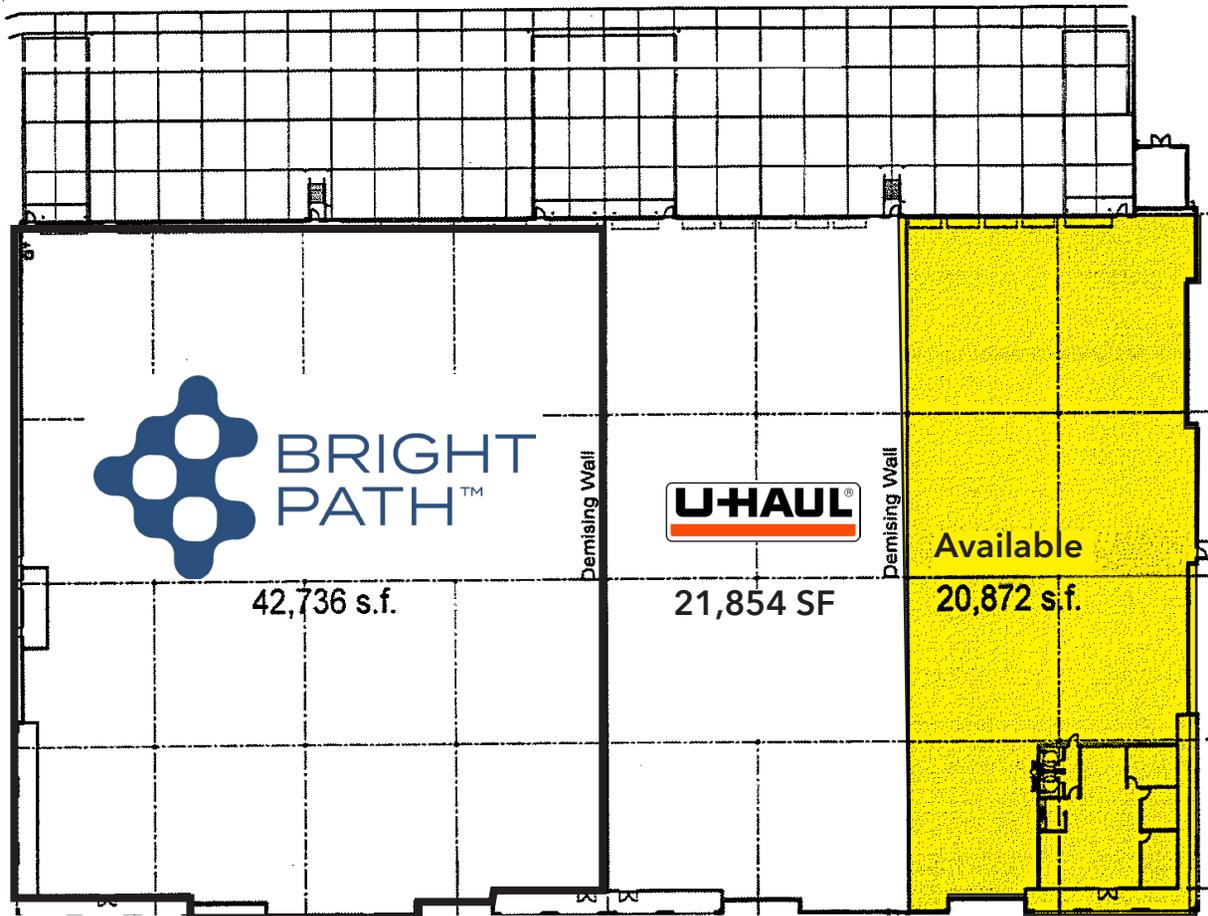
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◀ Grade level doors

● Dock high doors

● Dock High Knock Out Panel



PROPERTY FEATURES

- ±20,872 SF End Cap
- ±2,000 SF of Office
- 30' Clear Height
- 52'x50' Column Spacing
- 60' Speed Bays
- EVAP Cooled Warehouse
- Four (4) Dock High Doors
- One (1) Grade Level Door
- 135' Truck Court - Fully Secured
- ESFR Sprinklers
- Total Building Size: 85,554 SF
- Available December 1, 2025



KOSS | LOUER TEAM

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 602-956-7777
 www.kosslouer.com



amazon

BOEING

amazon

SPROUTS FARMERS MARKET

CVS

202

MCDOWELL RD.

MCKELLIPS RD.

BROWN RD.

202

SUBJECT

Logos in this block include: Chevron, Waffle House, The Pill, Starbucks Coffee, Tom's B-B-Q, Big Nate's, Arby's, JJ, K, Venezia's Pizzeria, Panda Express, Dunkin' Donuts, Dollar Tree, Cafe Mix, and Carl's Jr.



Logos in this block include: Bashas', Starbucks Coffee, Taco Bell, Shell, IHOP, Dunkin' Donuts, Saja, and Flabert's Mexican Food.

Logos in this block include: Wal-Mart Supercenter, Best Buy, SAKURA, Ashley HomeStore, Chick-fil-A, The Cheesecake Factory, Cinnabon, Denny's, Sbarro, WinCo Foods, Black Angus, Costco, Target, Red Lobster, Olive Garden, JAO easy, DQ, and McDonald's.

MESA DR.

STAPLEY DR.

GILBERT DR.

LINDSAY RD.

VAL VISTA DR.

GREENFIELD RD.

HIGLEY RD.

POWER RD.

SOSSAMAN RD.

60

UNIVERSITY DR.

BROADWAY RD.

SOUTHERN AVE.