

Industrial | For Sublease

CBRE

1710 N Higley Rd Suite 104

Mesa, AZ 85205

±6,445 SF Office/Warehouse



1710 N Higley Rd, Suite 104
Mesa, AZ 85205

For Sublease



Property Features

- + ±6,445 SF Rentable Area
- + ±1,053 SF office/showroom area
- + 400 amps 277/480 volt SES
- + ±24' clear height/clearspan in warehouse
- + Evap cooled warehouse
- + Two (2) grade level loading doors
- + In proximity to Falcon Field Airport and Higley Rd full diamond interchange at Loop 202 Red Mountain Freeway
- + Built in 2019
- + ESFR Sprinklers
- + Lease Rate: \$0.91/SF NNN
- + Op Ex ±0.275/SF/MO
- + Available August 1, 2024
- + Lease Expires August 31, 2026
- + Rental Rate ±35% below current market!

Site Plan

For Sublease



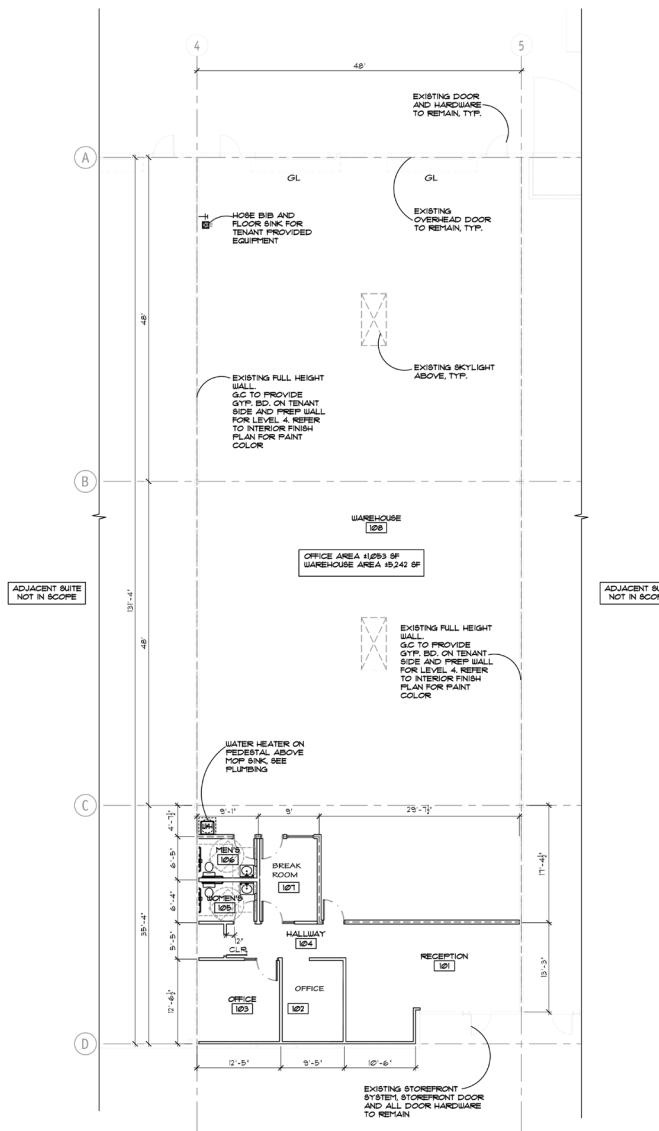
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LOBBY



Floor Plan



WAREHOUSE



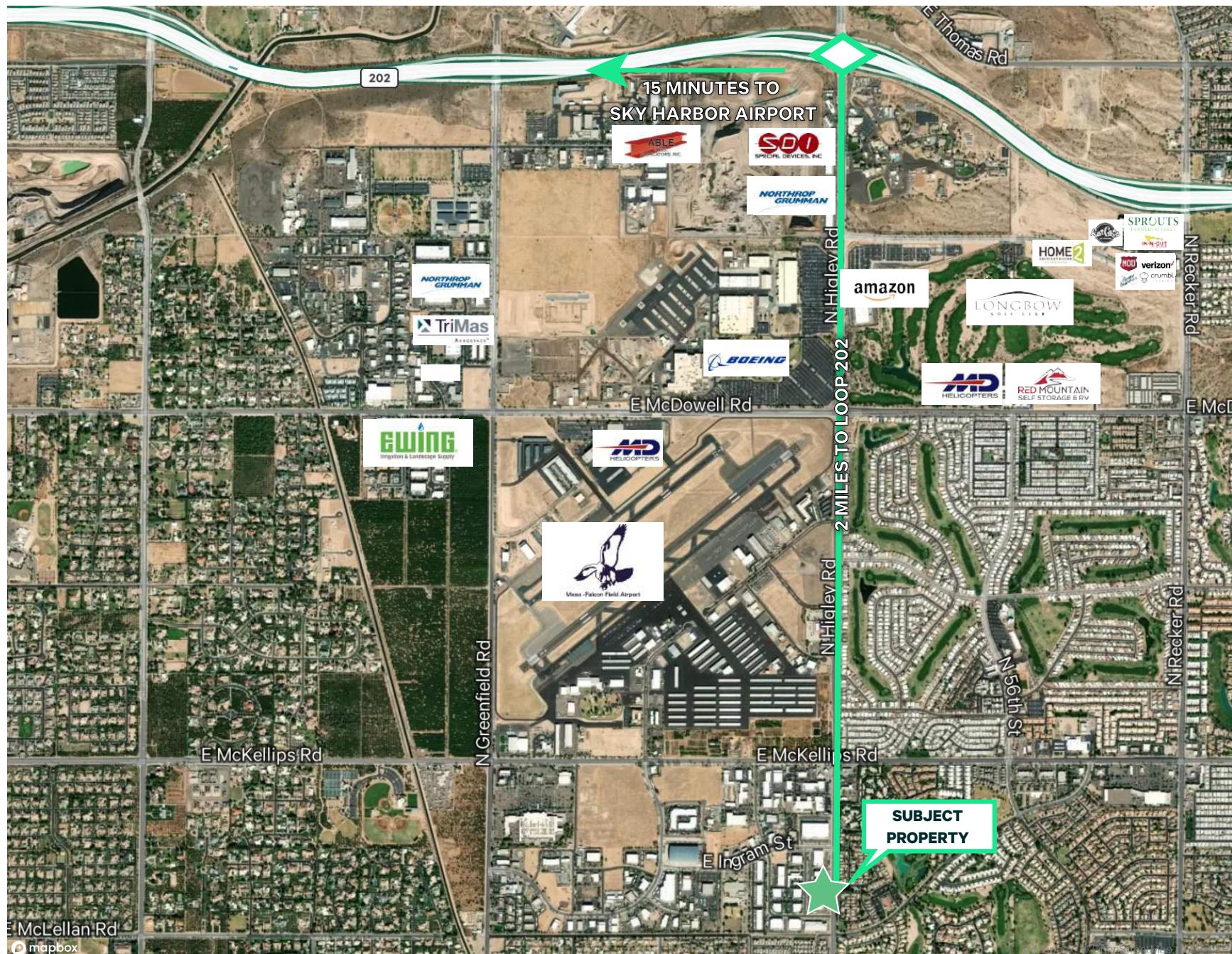
WAREHOUSE



NOT TO SCALE

Map

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Contact Us

Mike Parker

Executive Vice President
602 614 7877
mike.parker6@cbre.com

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