

# PRIME INDUSTRIAL SPACE WITH LARGE YARD – HIGH-VISIBILITY LOCATION IN MESA, AZ!

For Sale – 9,000 SF

236 S Alma School Rd, Mesa, AZ 85210

## **High-Visibility Location | Versatile Industrial Space | Income Potential**

This **9,000 SF** industrial property is a **rare find in Mesa, AZ**, offering flexibility for owner-users or investors. Situated on a **1.75-acre fenced lot** with **street visibility** on Alma School Rd, this site is **zoned G-Industrial** and is approved for outdoor storage, including large trucks and vehicles.

### PROPERTY HIGHLIGHTS:

**Property Type:** Industrial | Self-Storage

**Subtype:** Flex | Warehouse | Manufacturing

**Buildings:** 3 (Including 2 new metal buildings with grade-level doors)

**Square Footage:** 9,000 SF

**Lot Size:** 77,347 SF (1.75 Acres)

**Stories:** 1

**Ceiling Height:** 8'-20'

**Dock High Doors:** 3

**Power:** 200 Amps

**Parking:** 20 Spaces



**MELODY BRAMER**

**Call for more Info:** (602) 290-3643

**Email:** mbramer@gmail.com



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**COMMERCIAL**

EACH OFFICE INDEPENDENTLY OWNED & OPERATED

# PRIME INDUSTRIAL SPACE WITH LARGE YARD – HIGH-VISIBILITY LOCATION IN MESA, AZ!

For Sale – \$3,495,750

236 S ALMA SCHOOL RD, MESA, AZ 85210



Discover **the perfect industrial property** in the **heart of Mesa**! This **highly visible site** is located on busy Alma School Rd, offering **excellent exposure for your business**. The property features a spacious front building with a grade-level door, **ideal for a large showroom** or a variety of **industrial uses**.

## KEY HIGHLIGHTS INCLUDE:

- ✓ 1.75-acre fenced lot – perfect for storing cars, trucks, equipment, and outdoor materials
- ✓ Large concrete pad adjacent to the main building
- ✓ Two additional metal buildings – use for operations or lease for extra income
- ✓ Separate storage building for added convenience

Don't miss this versatile industrial space with prime street frontage and endless potential.

**Contact us today for more details!**



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## INVESTMENT POTENTIAL:

- ✓ Price/SF: \$388.42
- ✓ Pro-Forma Cap Rate: 6.50%
- ✓ Current Leases: Two month-to-month leases (extend or repurpose for owner use)
- ✓ Owner Leaseback Option – Turnkey income-producing opportunity

## ADDITIONAL FEATURES:

- ✓ Large Concrete Pad – Perfect for display or covered work area
- ✓ Spacious Front Building – Ideal for showroom, office, or manufacturing
- ✓ Newly Renovated (2024) – Move-in ready!

This property offers excellent visibility, flexibility, and multiple revenue streams.

**Don't miss out! Contact us today for more details!**



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