# 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)

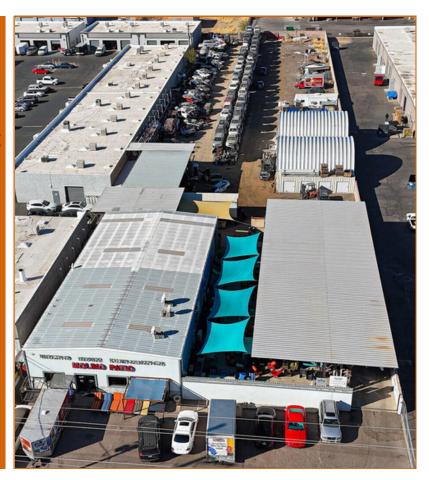
Stories: 1

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



# 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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