

±4,000 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE OR LEASE 414 S GRAND AVE | MESA, AZ 85210

SALE PRICE: \$1,050,000 (\$262.50 PSF)
LEASE RATE: \$5,000/MO/NNN



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AVAILABLE SPACE

±4,000 SF

SALE PRICE: \$1,050,000 (\$262.50 PSF)

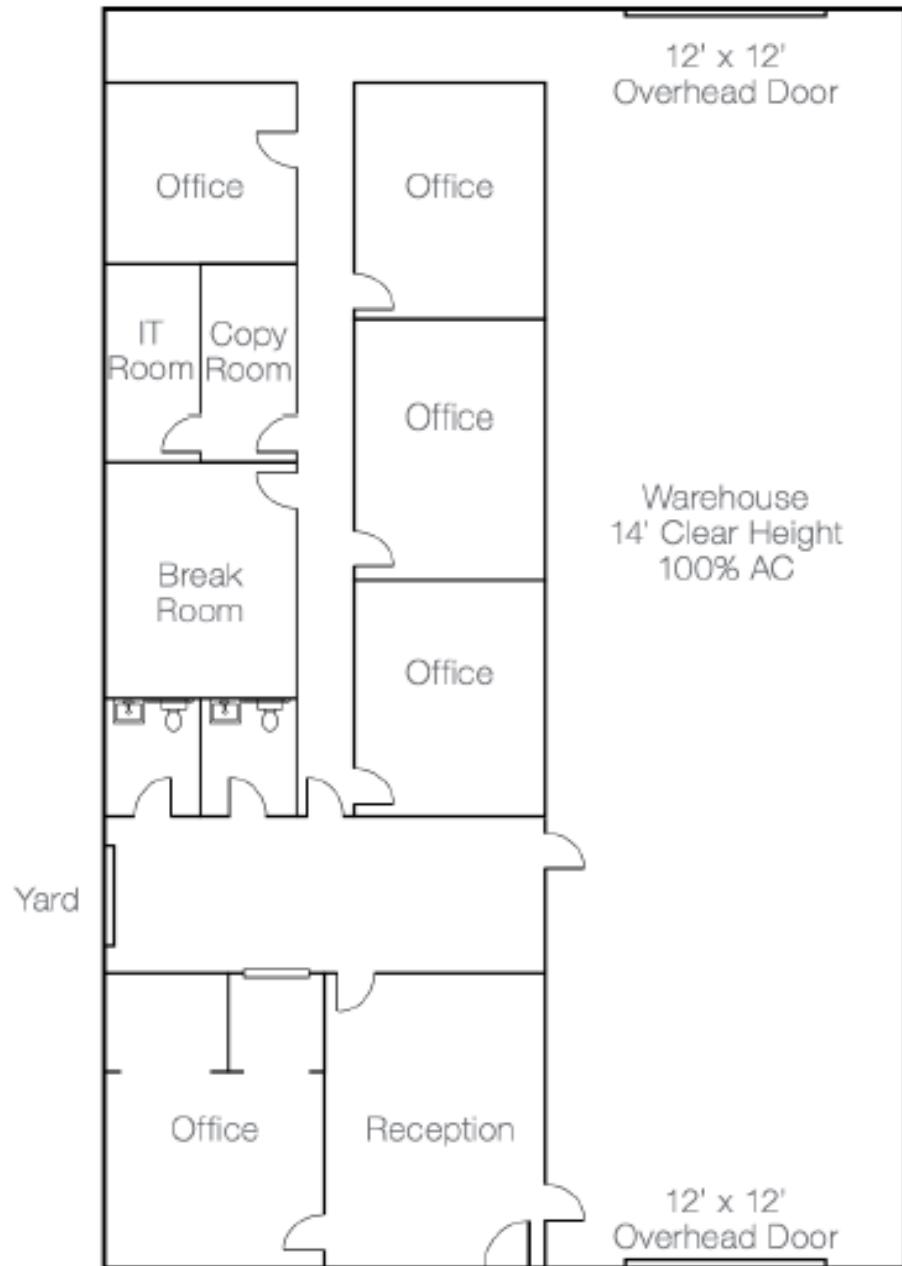
LEASE RATE: \$5,000/MO/NNN

BUILDING HIGHLIGHTS

- Office: ±2,200 SF
- Warehouse: ±1,800 SF
- Mezzanine: ±2,000 SF (not incl. Building SF)
- Yard: ±6,200 SF
- Year Built: 1989
- Parcel #: 139-38-004A
- Zoning: DB-2, City of Mesa
- ±.29 Acres
- 2 New 5-Ton HVAC Systems for Warehouse
- 2 GL Doors
- 14' Clear Height
- 240 Volts, 400 Amps, Phase 3
- Roof Warranty

OFFICE LAYOUT

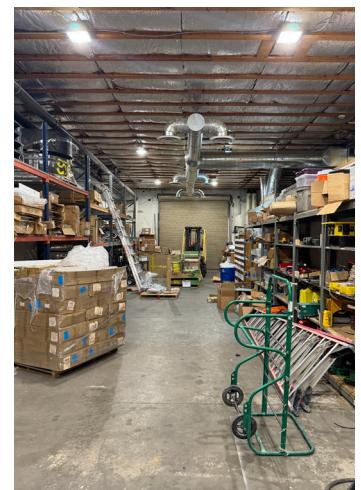
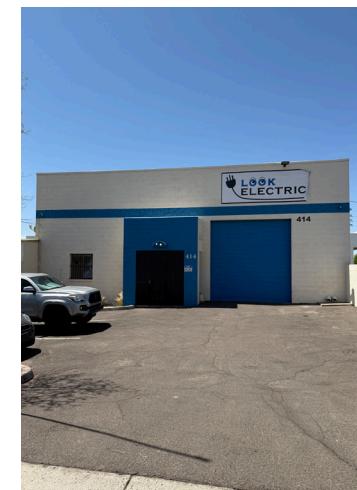
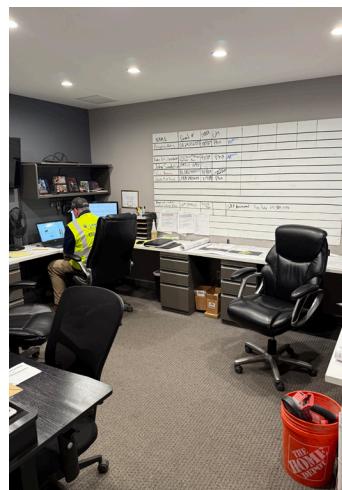
- Reception
- 5 Offices
- 3 Restrooms
- Break Room
- IT Room
- Copy Room



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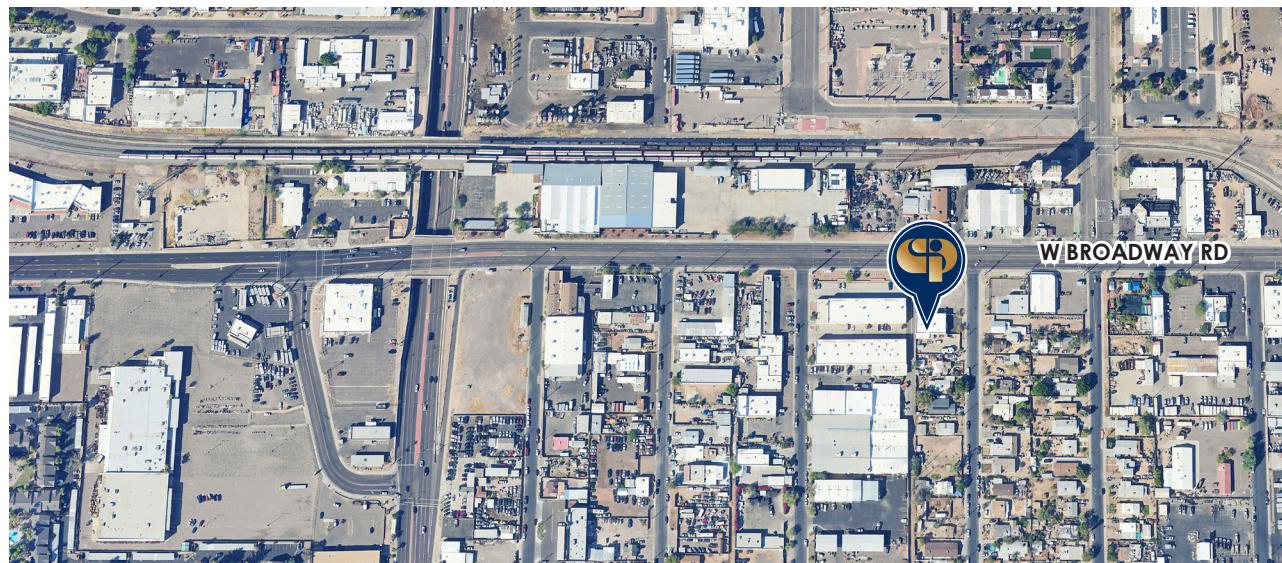
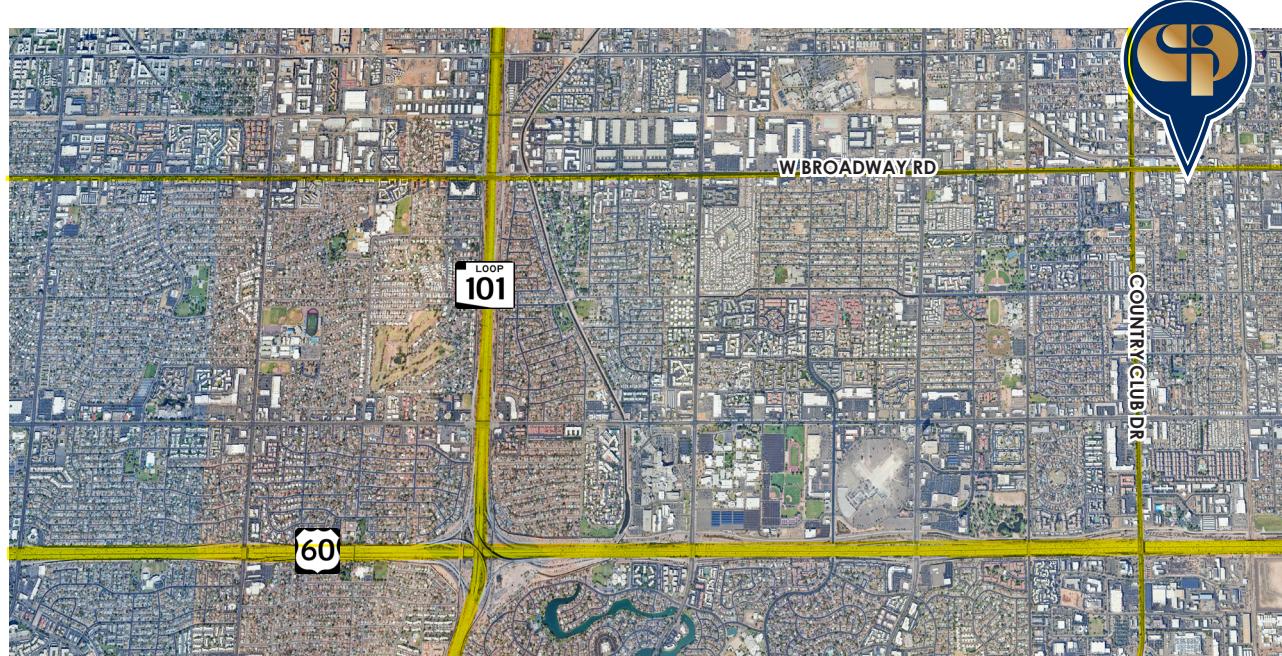
WITH A ±6,200 SF PRIVATE FENCED YARD



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WITH A ±6,200 SF PRIVATE FENCED YARD



EXCLUSIVELY REPRESENTED BY



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