

±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



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101 Scottsdale, AZ 85258 | www.cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

11.26.25

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AVAILABLE SPACE

±4,000 SF

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

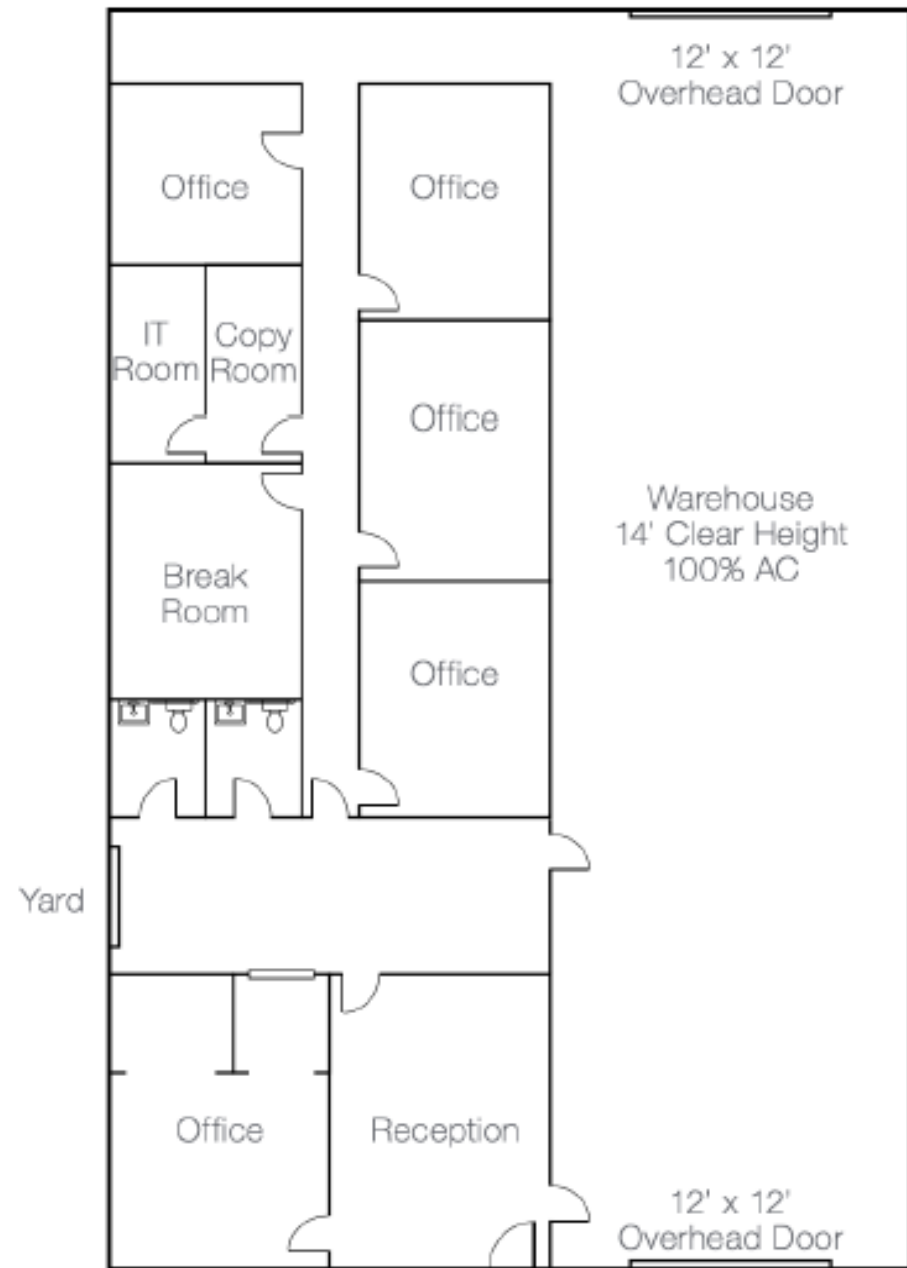
LEASE RATE: \$5,000/MO/NNN

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

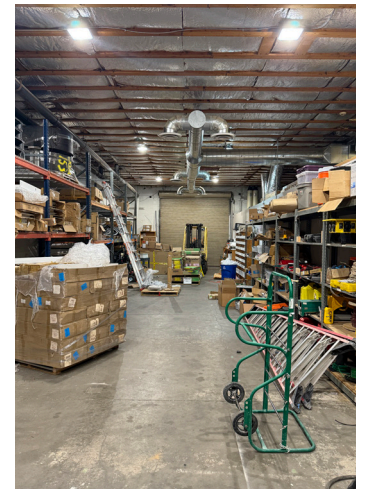
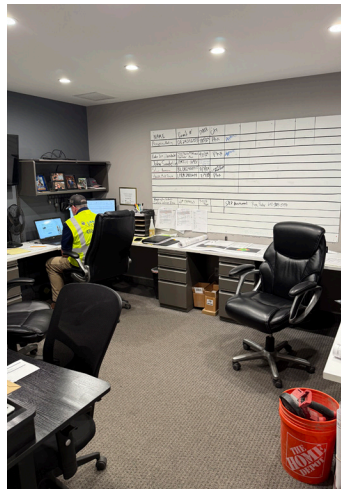
- Reception
- 5 Offices
- 3 Restrooms
- Break Room
- IT Room
- Copy Room



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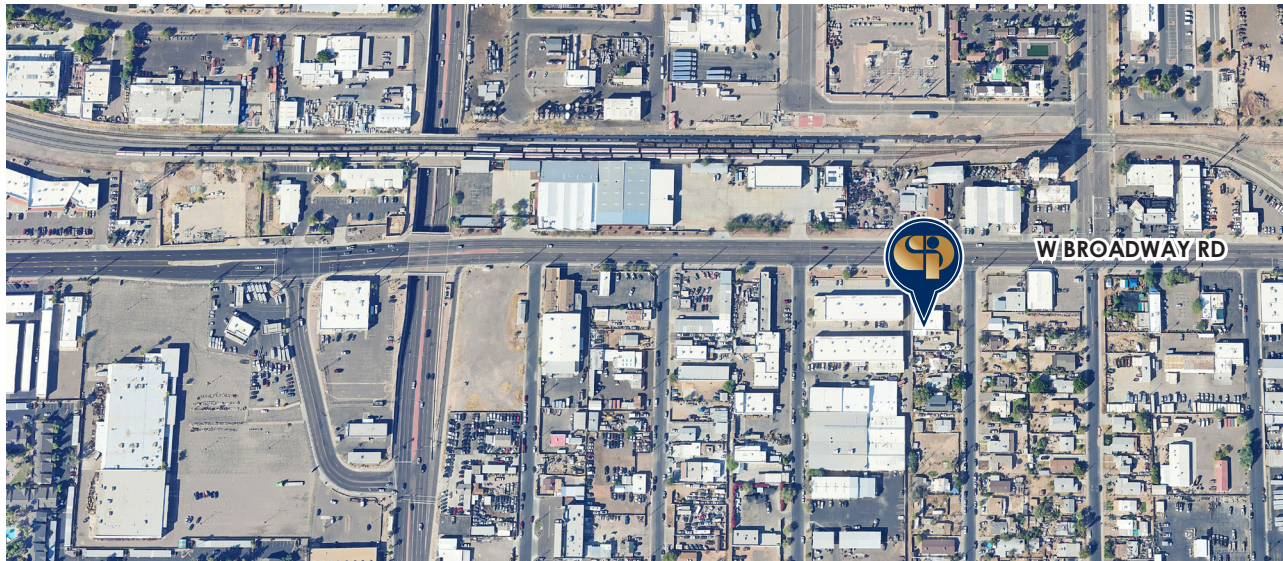
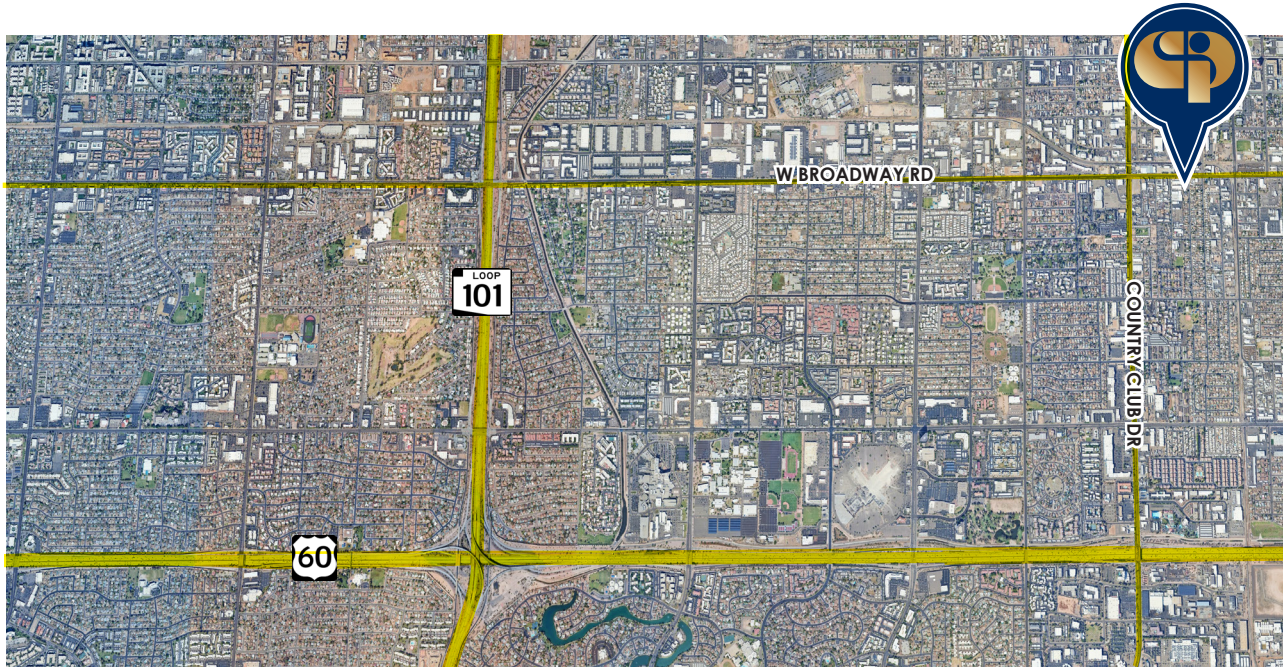
WITH A ±6,200 SF PRIVATE FENCED YARD



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EXCLUSIVELY REPRESENTED BY



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