

±6,485 OFFICE FOR SALE

4450 E McLellan Rd | Mesa, AZ 85205



\$1,695,000 SALE PRICE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

TYSON BREINHOLT

D 480.966.7513
M 602.315.7131
TBREINHOLT@CPIAZ.COM

CLIFF JENKINS

D 480.634.2332
M 480.888.6017
CJENKINS@CPIAZ.COM

CALEB ALLEN

D 480.621.3290
M 480.622.4174
CALLEN@CPIAZ.COM



PROPERTY DETAILS

ADDRESS	4450 E McLellan Rd Mesa, AZ 85205
PROJECT TYPE	Office
BUILDING SIZE	±6,485 SF
ZONING	M-1
PARCEL	141.34.434A, 141.34.434B
SALE PRICE	\$1,695,000
RECEPTION	Yes
OFFICES	14
CONFERENCE ROOM	Yes
BREAK ROOM	Yes
BULL PEN	2
RESTROOMS	2

TYSON BREINHOLT
D 480.966.7513
M 602.315.7131
TBREINHOLT@CPIAZ.COM

CLIFF JENKINS
D 480.634.2332
M 480.888.6017
CJENKINS@CPIAZ.COM

CALEB ALLEN
D 480.621.3290
M 480.622.4174
CALLEN@CPIAZ.COM



COMMERCIAL PROPERTIES INC.

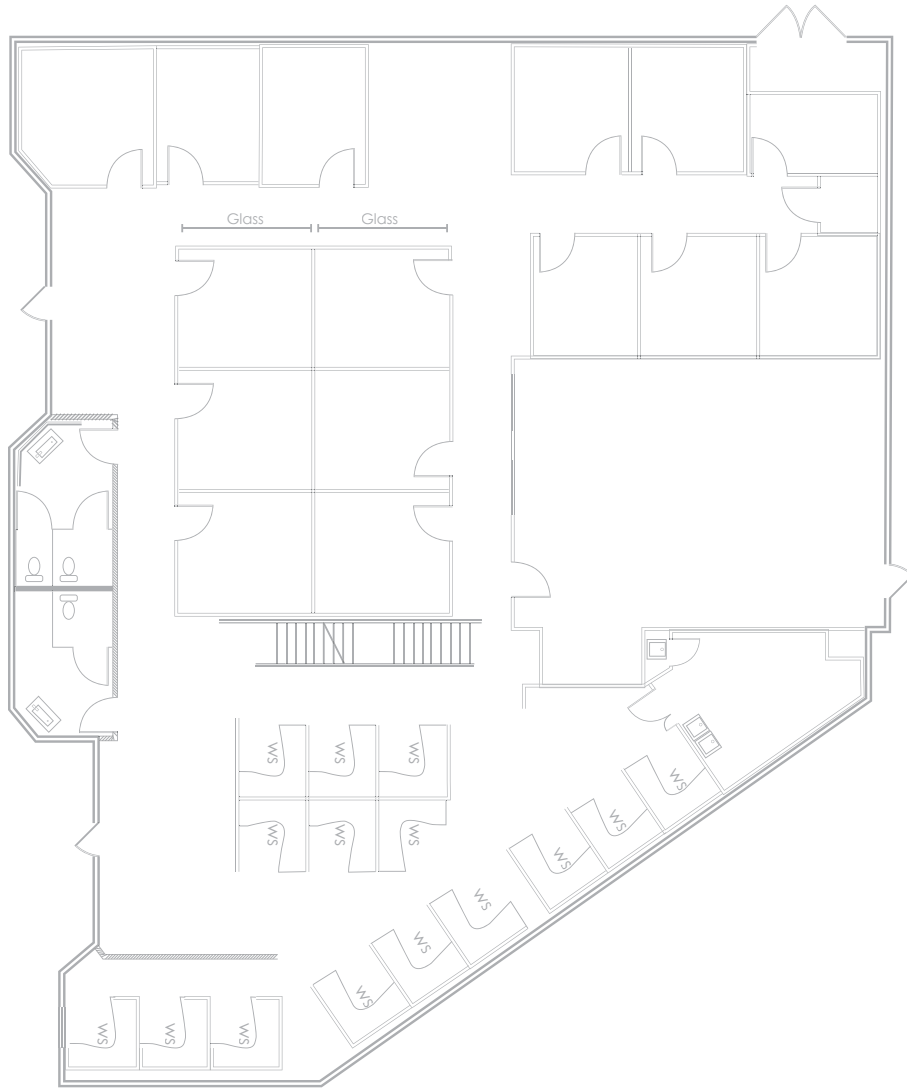
Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.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.

072925

4450 E MCLELLAN RD MESA, AZ 85205



TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

TYSON BREINHOLT
D 480.966.7513
M 602.315.7131
TBREINHOLT@CPIAZ.COM

CLIFF JENKINS
D 480.634.2332
M 480.888.6017
CJENKINS@CPIAZ.COM

CALEB ALLEN
D 480.621.3290
M 480.622.4174
CALLEN@CPIAZ.COM

PHOTOS



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

TYSON BREINHOLT

D 480.966.7513
M 602.315.7131
TBREINHOLT@CPIAZ.COM

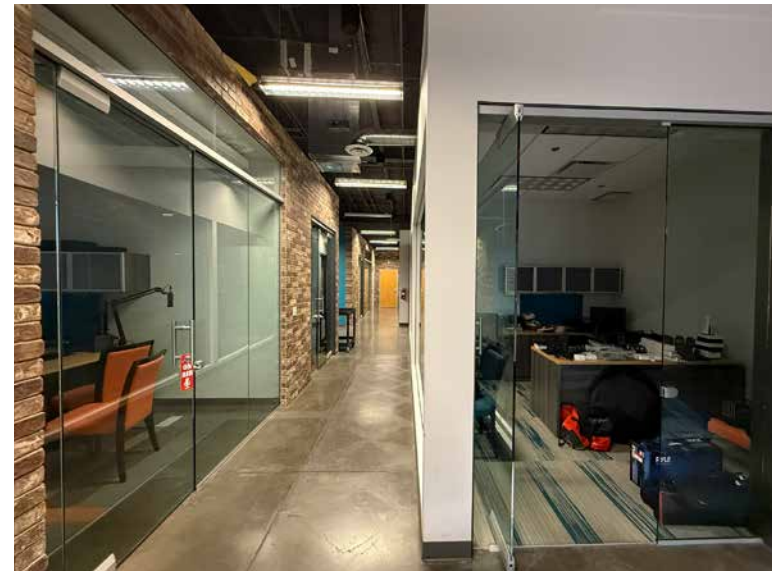
CLIFF JENKINS

D 480.634.2332
M 480.888.6017
CJENKINS@CPIAZ.COM

CALEB ALLEN

D 480.621.3290
M 480.622.4174
CALLEN@CPIAZ.COM

PHOTOS



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

TYSON BREINHOLT

D 480.966.7513
M 602.315.7131
TBREINHOLT@CPIAZ.COM

CLIFF JENKINS

D 480.634.2332
M 480.888.6017
CJENKINS@CPIAZ.COM

CALEB ALLEN

D 480.621.3290
M 480.622.4174
CALLEN@CPIAZ.COM

4450 E MCCLELLAN RD MESA, AZ 85205



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

TYSON BREINHOLT

D 480.966.7513
M 602.315.7131
TBREINHOLT@CPIAZ.COM

CLIFF JENKINS

D 480.634.2332
M 480.888.6017
CJENKINS@CPIAZ.COM

CALEB ALLEN

D 480.621.3290
M 480.622.4174
CALLEN@CPIAZ.COM