



9,850 SF

FOR LEASE | INDUSTRIAL

# IVY STREET WAREHOUSE

4523 East Ivy Street Bldg 2, Mesa, AZ 85205

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



[coberealestate.com](http://coberealestate.com)

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## PROPERTY SUMMARY

Available SF:	9,850 SF
Lease Rate:	\$1.50 SF/month (NNN)
Lot Size:	1.69 Acres
Building Size:	9,850 SF
Grade Level Doors:	2
Zoning:	Light Industrial
Cross Streets:	McKellips Rd/Greenfield Rd

## PROPERTY OVERVIEW

This two-story office, shop, and warehouse space offers a **flexible layout** in a **highly accessible northeast Mesa** business district **near Loop 202**. Ready for tenant configuration, this property totals 9,850 SF. The building contains: 5,049-SF front of building across two levels, both of which can be structured as offices, or keep the downstairs as a climate-controlled warehouse space, while the back contains a warehouse that provides an additional 4,168 SF with 22'-23' clear heights, two 12' x 14' insulated coiling doors, and the option to climatize the space. The property has **400-amp 3-phase power, ample parking, and secure access with a key fob**. With excellent connectivity and modern building efficiencies, this location is ideal for a wide range of operational users.

## PROPERTY HIGHLIGHTS

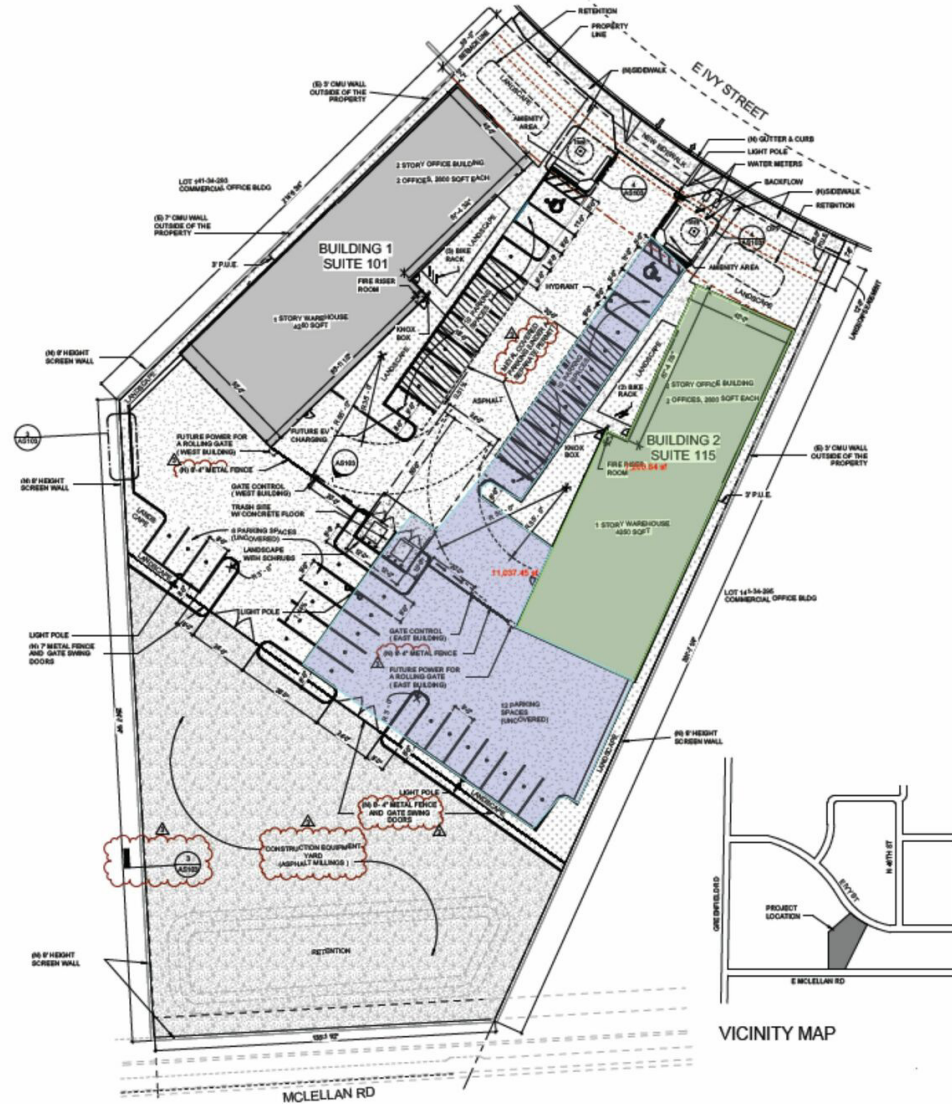
- 9,850-SF building contains: 5,049-SF, 2-story space that can be converted into an office or split into office/warehouse, 4,168-SF warehouse with two 12'x14' doors and 22'-23' clear height.
- Energy-efficient features including ICF walls, R25 TPO roofing, fire sprinklers, and option to climatize shop/warehouse
- 400-amp, 3-phase power
- Ample parking, including 7 covered spaces
- Convenient northeast Mesa location near Loop 202 with strong access and surrounding business amenities



# Industrial Property in Mesa

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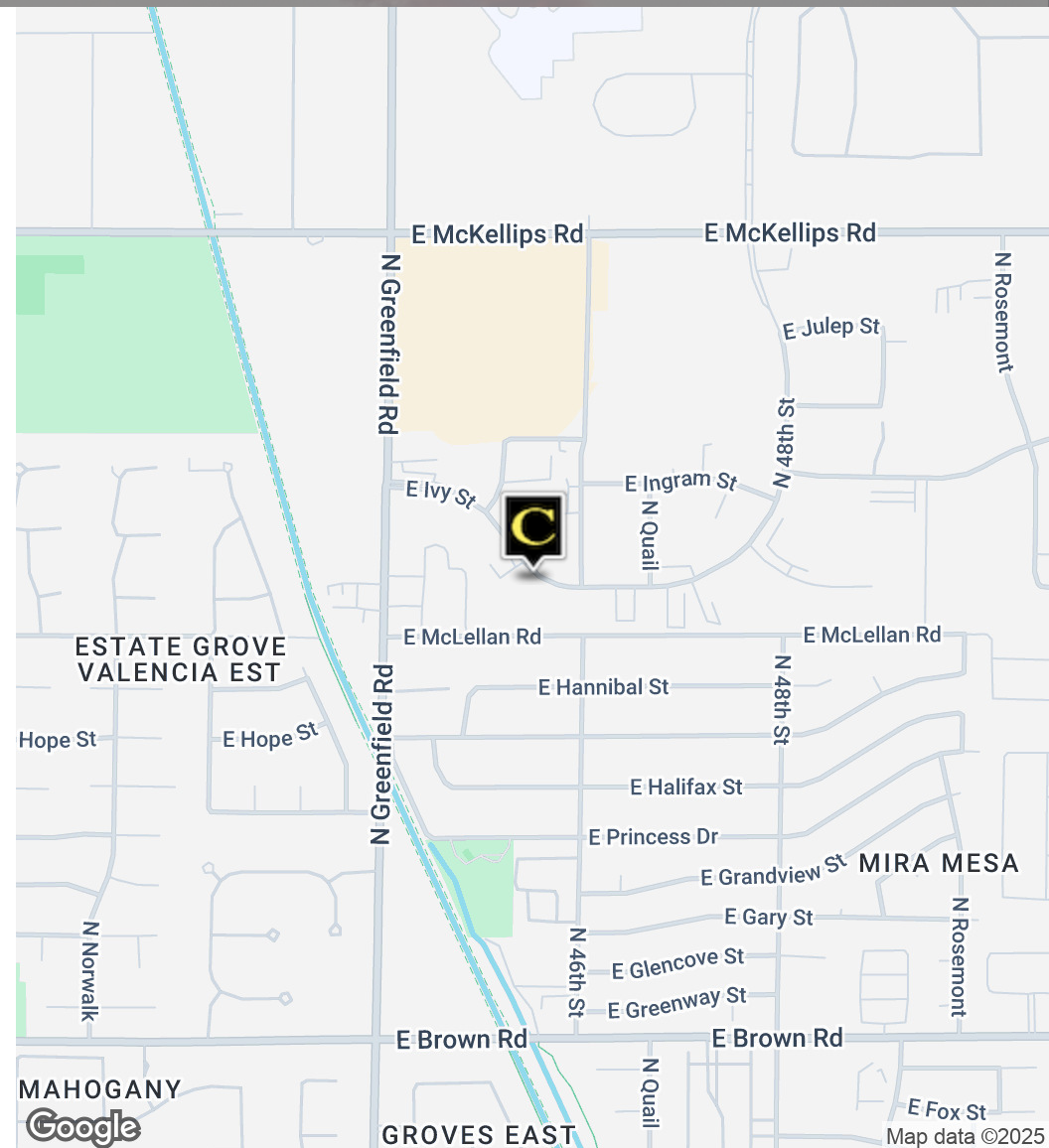
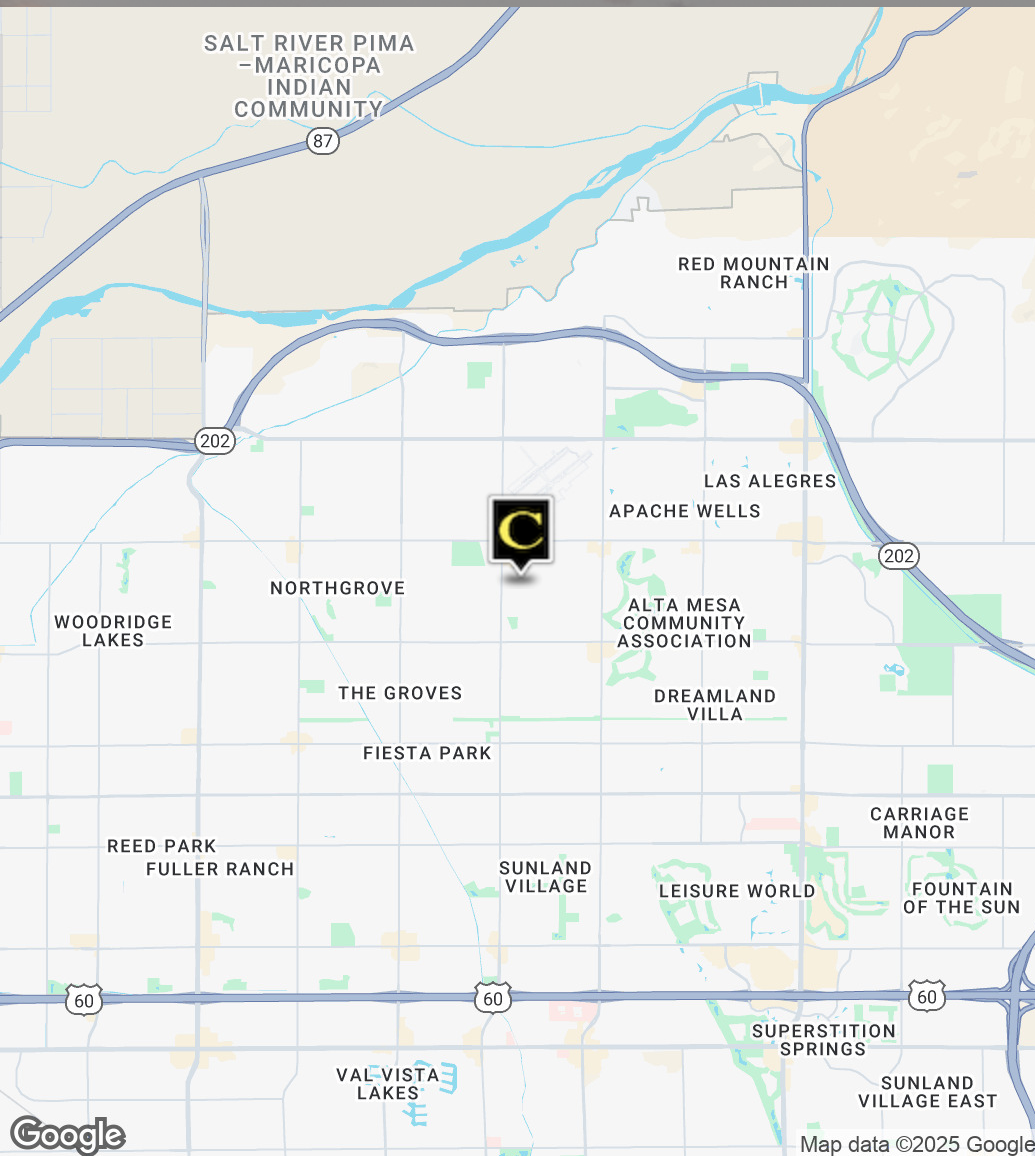
## SITE PLAN



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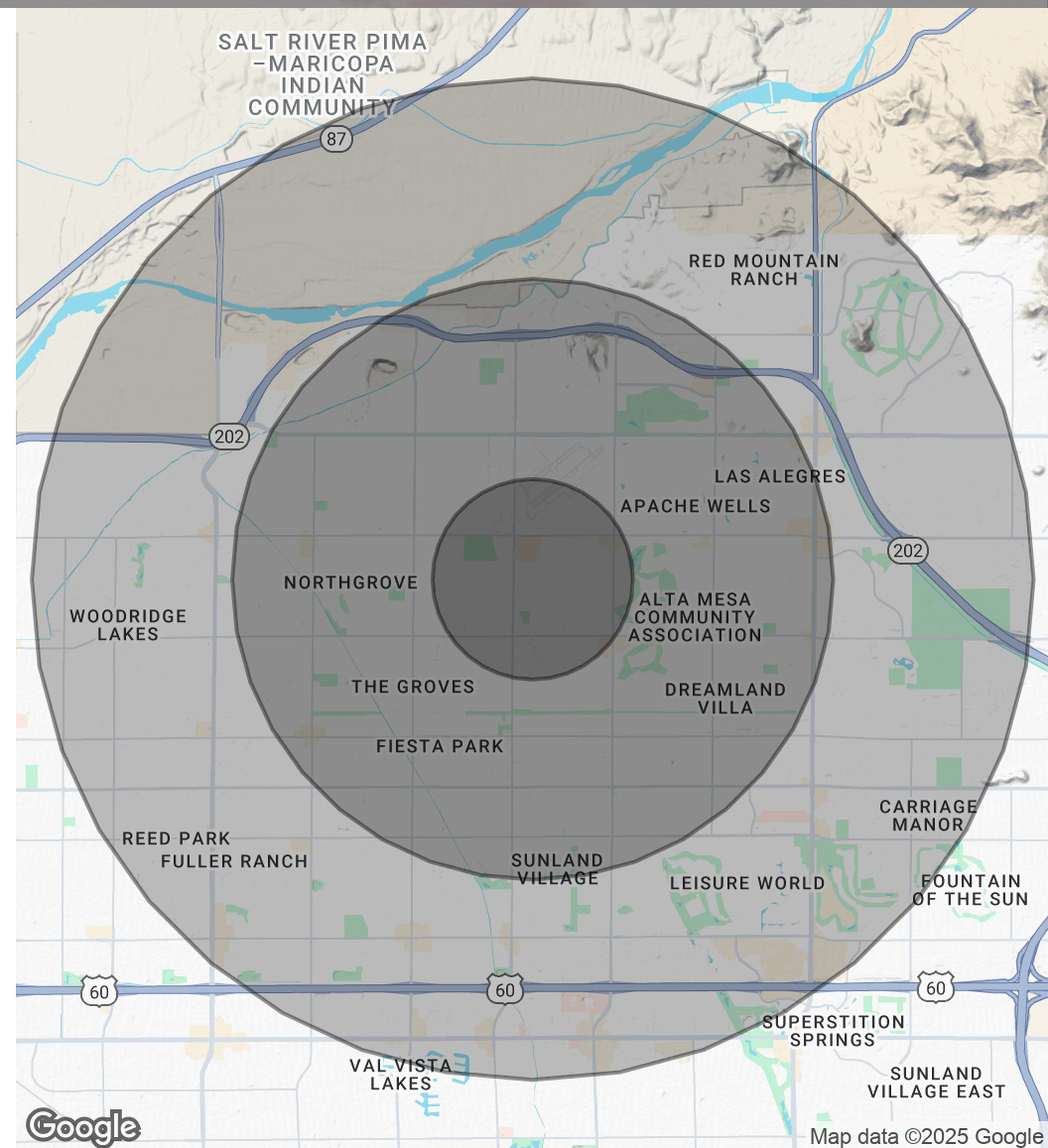
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,810	97,813	250,032
Average Age	39	46	42
Average Age (Male)	39	45	41
Average Age (Female)	40	47	44

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,714	40,896	98,061
# of Persons per HH	2.9	2.4	2.5
Average HH Income	\$145,136	\$113,686	\$108,144
Average House Value	\$561,790	\$449,225	\$459,875

Demographics data derived from AlphaMap



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