

# MESA RIDGE BUSINESS PARK



## INDUSTRIAL SUITES

2618-2716 N. OGDEN RD & 4215-4255 E. MCDOWELL RD | MESA, AZ

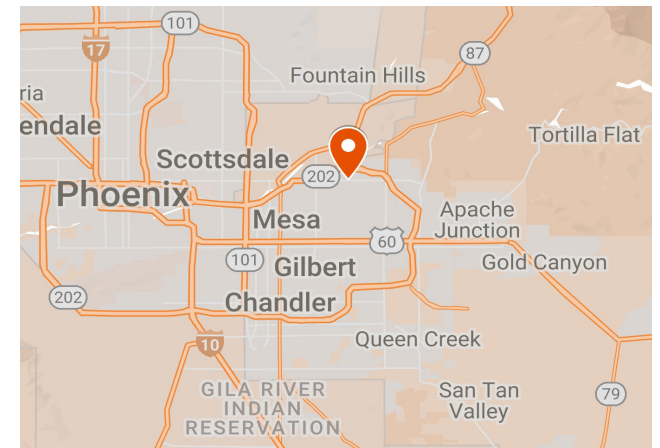
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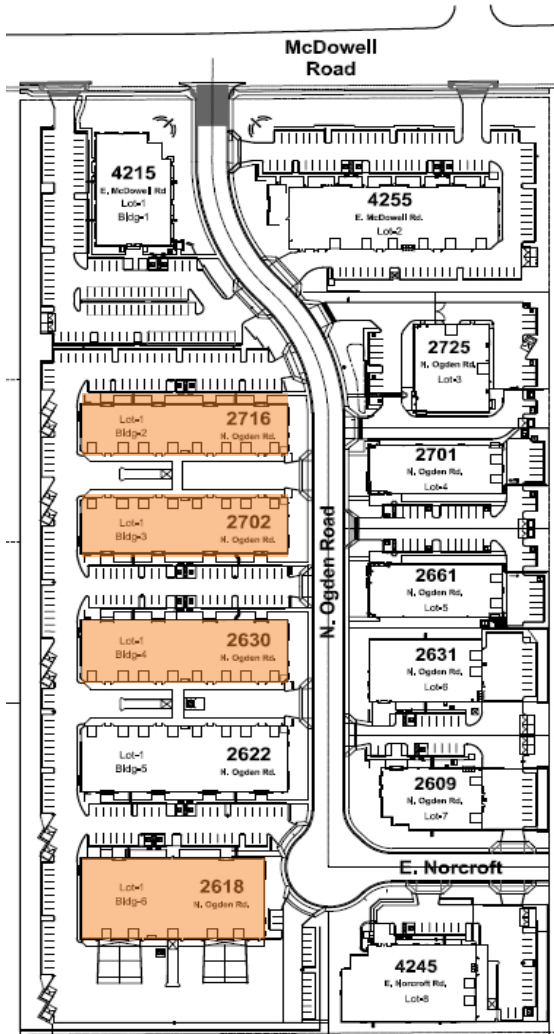
## PROPERTY FEATURES

- » Industrial Suites Available for Lease
- » Fully Built Out
- » Located at E. McDowell Rd & N. Greenfield Rd
- » Directly West of Falcon Field Airport



# MESA RIDGE BUSINESS PARK

## SITE PLAN



Available Leased

## INDUSTRIAL AVAILABILITIES

UNIT	±SF	NOTES
Bldg 2618, Ste 101-103	±15,816	<ul style="list-style-type: none"> <li>Reception Area</li> <li>11 Offices</li> <li>4 Restrooms</li> <li>2 Conference Rooms</li> <li>2 Break Rooms</li> <li>Bull Pen</li> <li>5 Grade Level Doors</li> <li>2 Truckwells</li> </ul>
Bldg 2630, Ste 103-105	±8,099	<ul style="list-style-type: none"> <li>Available 3/1/26</li> <li>Reception Area</li> <li>5 Offices</li> <li>Conference Room</li> <li>3 Restrooms</li> <li>3 Grade Level Doors</li> <li>Break Room</li> </ul>
Bldg 2702, Ste 101	±2,531	<ul style="list-style-type: none"> <li>Available 3/1/26</li> <li>Reception Area</li> <li>2 Offices</li> <li>Bullpen</li> <li>1 Restrooms</li> <li>1 Grade Level Doors</li> </ul>
Bldg 2702, Ste 102-103	±5,062	<ul style="list-style-type: none"> <li>Available 3/1/26</li> <li>1 Grade Level Doors</li> </ul>
Bldg 2716, Ste 107	±2,190	<ul style="list-style-type: none"> <li>Available 5/1/26</li> <li>Reception</li> <li>3 Offices</li> <li>Conference Room</li> <li>Break Room</li> <li>1 Grade Level Room</li> </ul>



Located in Maricopa County and just 15 miles east of Phoenix, Mesa covers 132 square miles, is the third largest city in Arizona and the 38th largest city in the nation. The City provides the advantages of a thriving metropolis while maintaining the feel of a suburban environment.

With dynamic recreational, educational and business opportunities, Mesa enjoys the best in a variety of amenities including parks within easy walking distance from home, a variety of sports facilities that cater to athletes young and old, highly rated golf courses for every skill level, a diversity of special events and community festivals.

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. 01 29 26

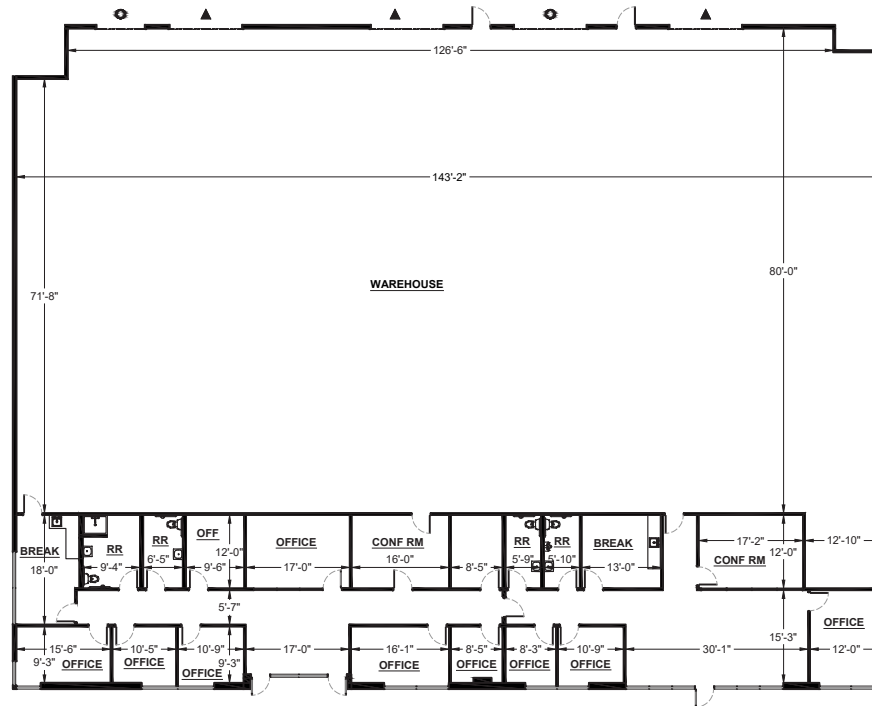
# MESA RIDGE BUSINESS PARK

## SUITE 2618-101-103

±15,816 SF

- Reception Area
- 11 Offices
- 4 Restrooms
- 2 Conference Rooms
- 2 Break Rooms
- Bull Pen
- 5 Grade Level Doors
- 2 Truckwells

\$1.45 PSF/MO NNN  
(\$0.30 NNN EXPENSES)



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4215-4255 E. MCDOWELL  
MESA, AZ 85212

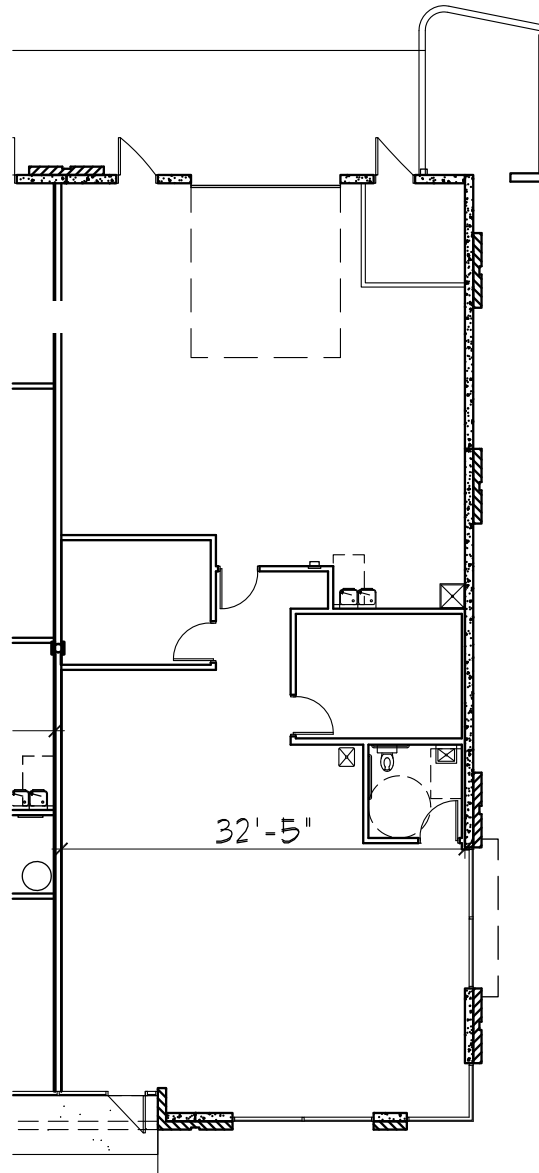
# MESA RIDGE BUSINESS PARK

## SUITE 2702-101

±2,531 SF

- Reception Area
- 2 Offices (±1,265.5 SF)
- Bullpen
- 1 Restroom
- 1 Garage Door

\$1.45 PSF/MO NNN  
(\$0.30 NNN EXPENSES)



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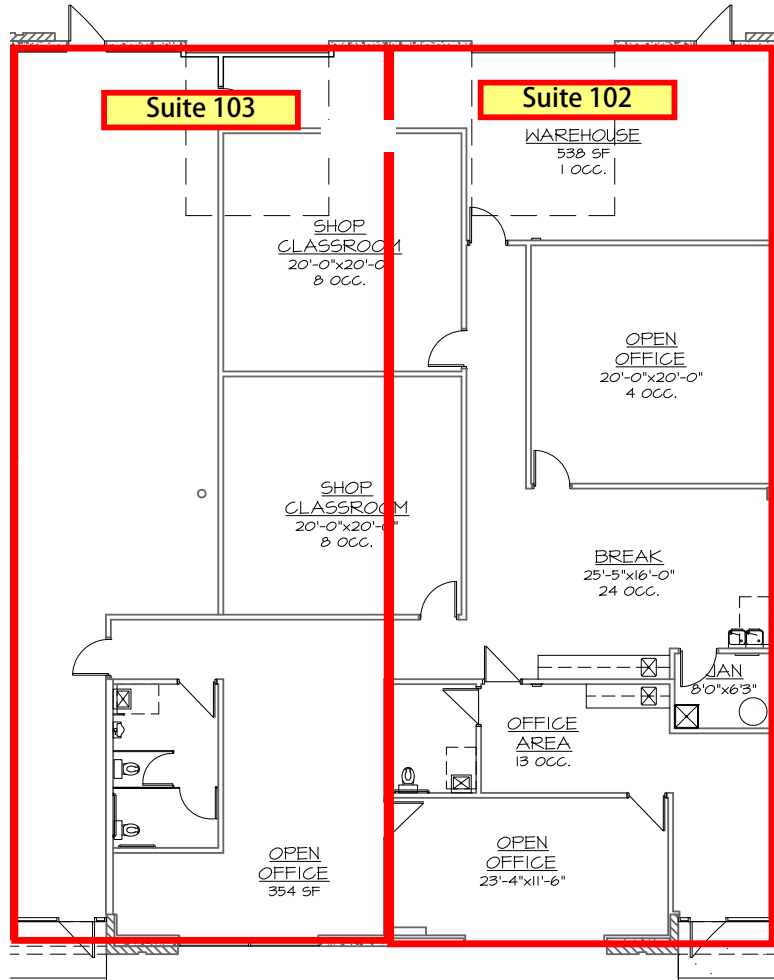
# MESA RIDGE BUSINESS PARK

## SUITE 2702-102/103

±5,062 SF

- 40% Office
- 1 Garage Door

\$1.45 PSF/MO NNN  
(\$0.30 NNN EXPENSES)



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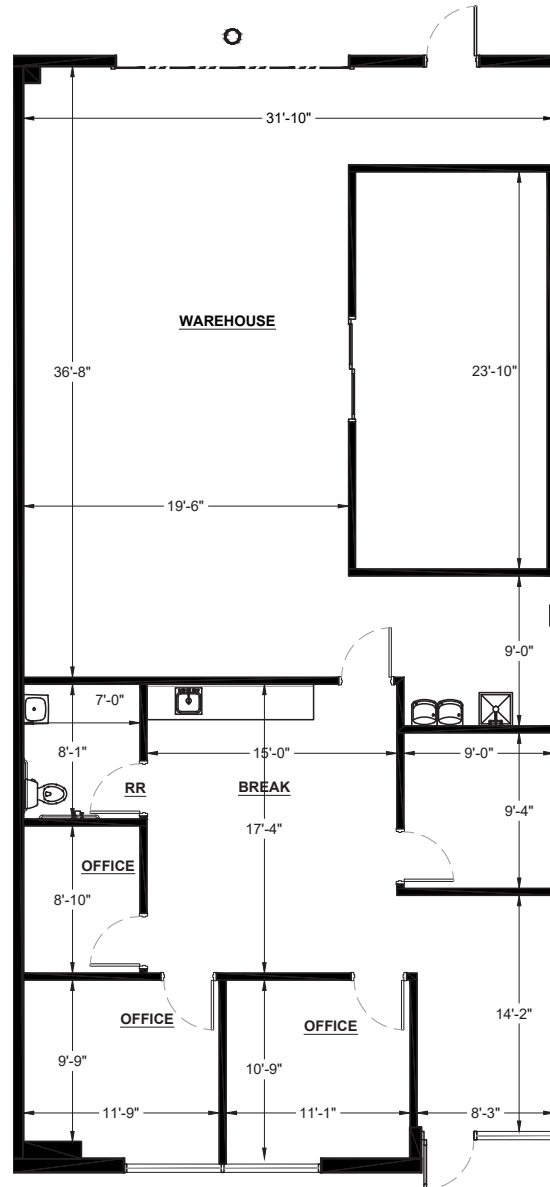
# MESA RIDGE BUSINESS PARK

## SUITE 2716-107

±2,190 SF

- Reception
- 3 Offices
- 1 Restroom
- Conference Room
- Break Room
- 1 GL Door

\$1.45 PSF/MO NNN  
(\$0.30 NNN EXPENSES)



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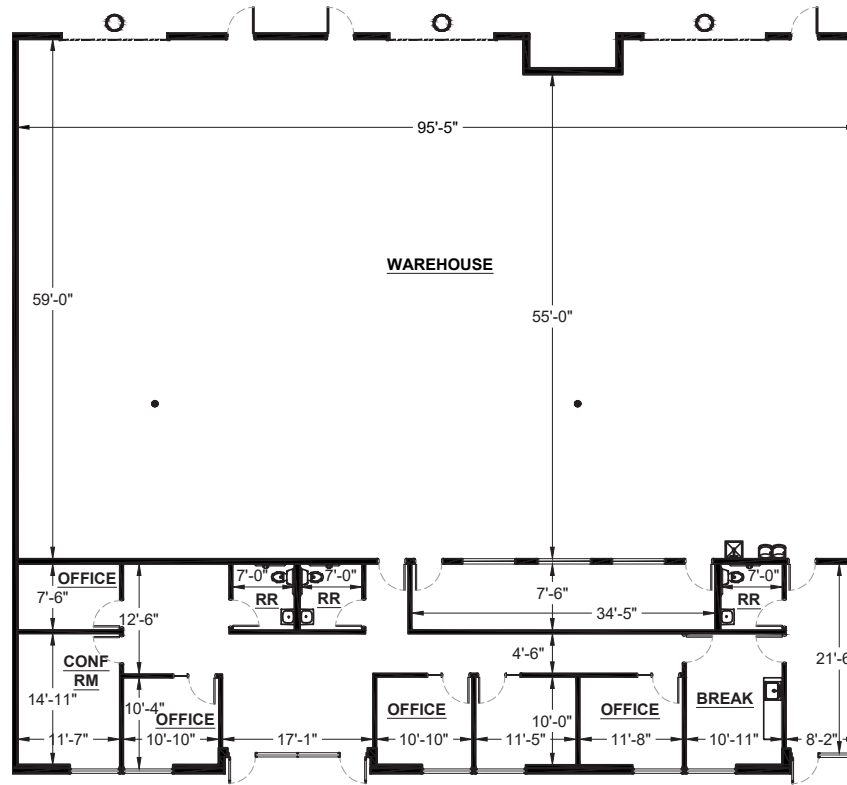
# MESA RIDGE BUSINESS PARK

## SUITE 2630-103-105

### ±2,698 SF

- Reception Area
- 5 Offices
- Conference Room
- Break room
- 3 Restroom
- 3 Garage Door (14')
- Common Truckwell

\$1.40 PSF/MO NNN



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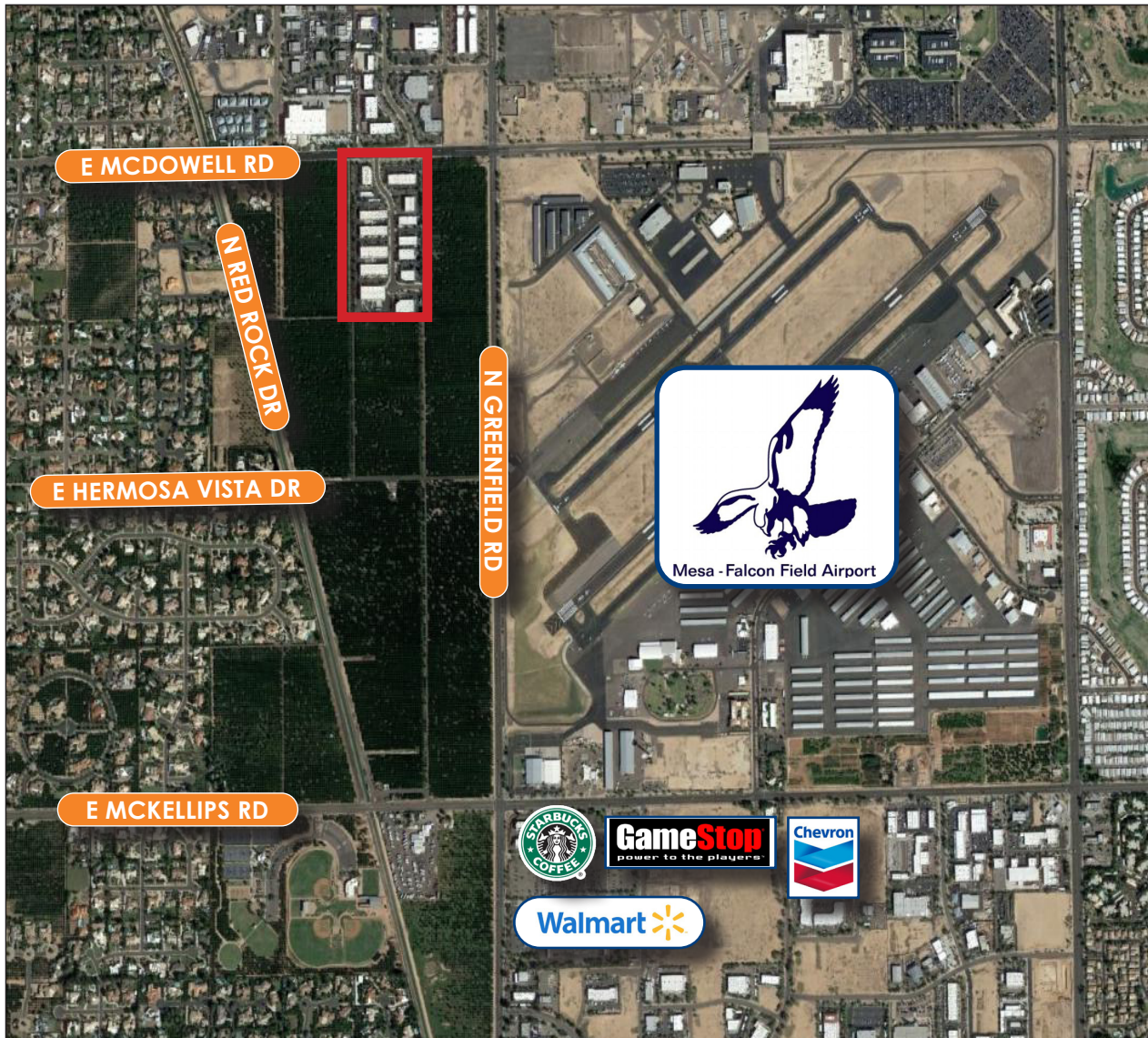
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## PHOTOS



# MESA RIDGE BUSINESS PARK

## LOCAL AMENITIES



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