



INDUSTRIAL · FOR LEASE · MESA, ARIZONA

Broadwood Business Park

2450 W Broadway Rd · 2451-2452 W Birchwood Ave, Mesa, AZ 85202

\$1.45 - \$1.50 NNN

\$0.26 NNN EST.



2.02 / 1,000 SF



SRP



LI (M-1)



101 · 202 · US-60



Commercial Real Estate

FROM AN ELEVATED POINT OF VIEW



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AVAILABILITIES

*PSF/month + \$0.26 NNN (current estimate). Rates based on long-term lease.

SUITE	SF	RATE*	OFFICE	CLEAR	POWER	DOORS	WAREHOUSE	TOUR
2451-105	3,910	\$1.45	40%	14'	200A	(2) 10'x10' 		
2451-107	5,364	\$1.45	35%	13'		(2) 10'x10' 	 	
2451-113	3,264	\$1.45	30%	14'	200A	(2) 10'x10' 		
2452-101	7,540	\$1.50	30%	14'	400A	(2) 12'x12' 	 	
2452-114 & 116	9,034	\$1.50	20%	15'	1,200A	(3) 12'x12' 		

 AVAILABLE

 OCCUPIED

 EVAP COOLED

 HVAC WAREHOUSE

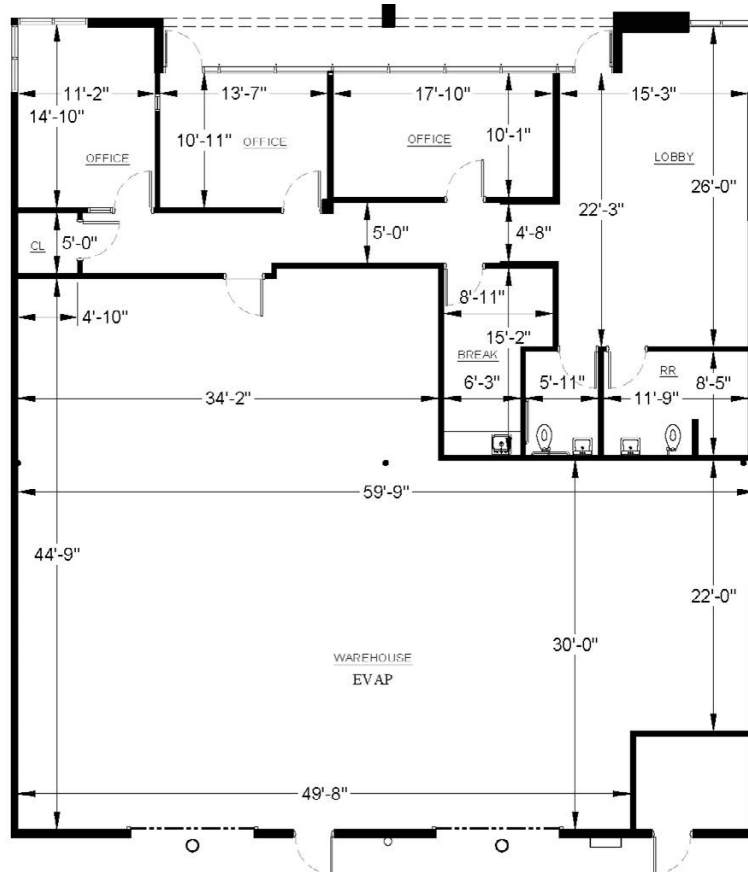
 GRADE-LEVEL DOOR

 DOCK-HIGH DOOR

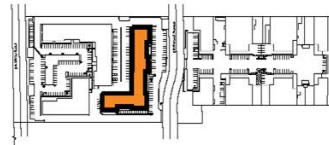

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Suite 2451-105 · W Birchwood Ave

 3,910 SF TOTAL AREA	 \$1.45 + \$0.26 NNN RATE.	 40% OFFICE APPROX.	 (2) 10'x10' GRADE-LEVEL DOORS	 EVAP WAREHOUSE	 200 AMPS
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SUITE DATA:

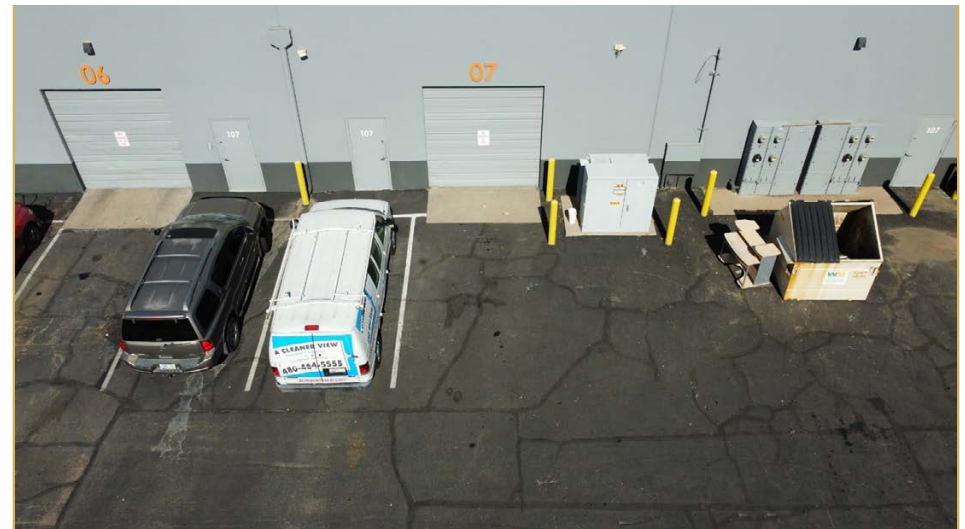
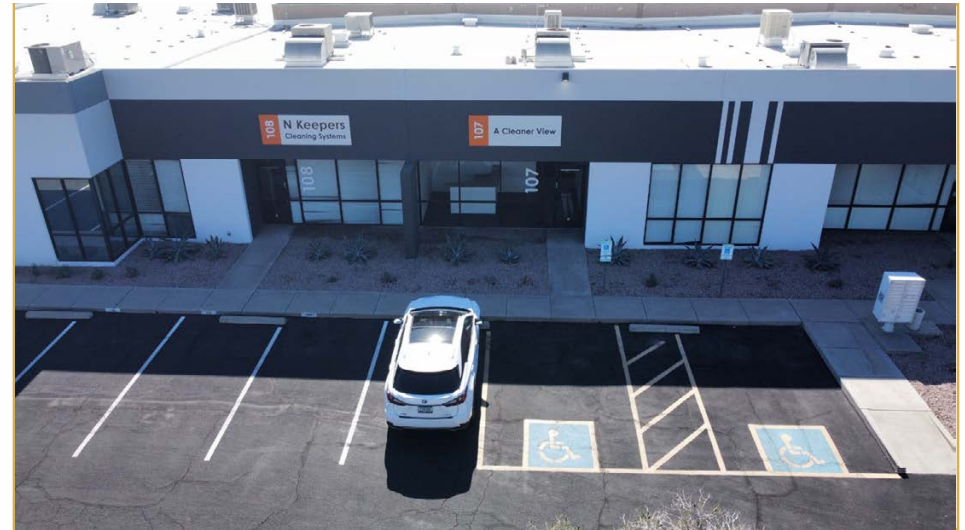
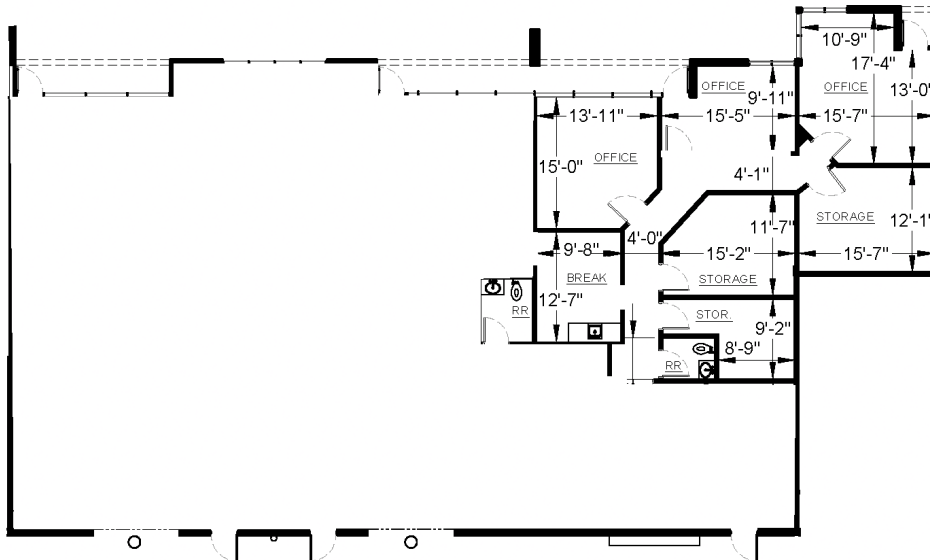
OFFICE AREA	1,595 SF
WAREHOUSE AREA	2,315 SF
TOTAL SUITE AREA	3,910 SF
CLEAR HEIGHT	14'-0"
GRADE LEVEL DOORS	2

SITE KEY PLAN:

BUILDING KEY PLAN:

[PHOTOS](#)
[VIRTUAL TOUR](#)

 5,364 SF TOTAL AREA	 \$1.45 + \$0.26 NNN RATE.	 35% OFFICE APPROX.	 (2) 10'x10' GRADE-LEVEL DOORS	 EVAP & HVAC WAREHOUSE		 TBD AMPS
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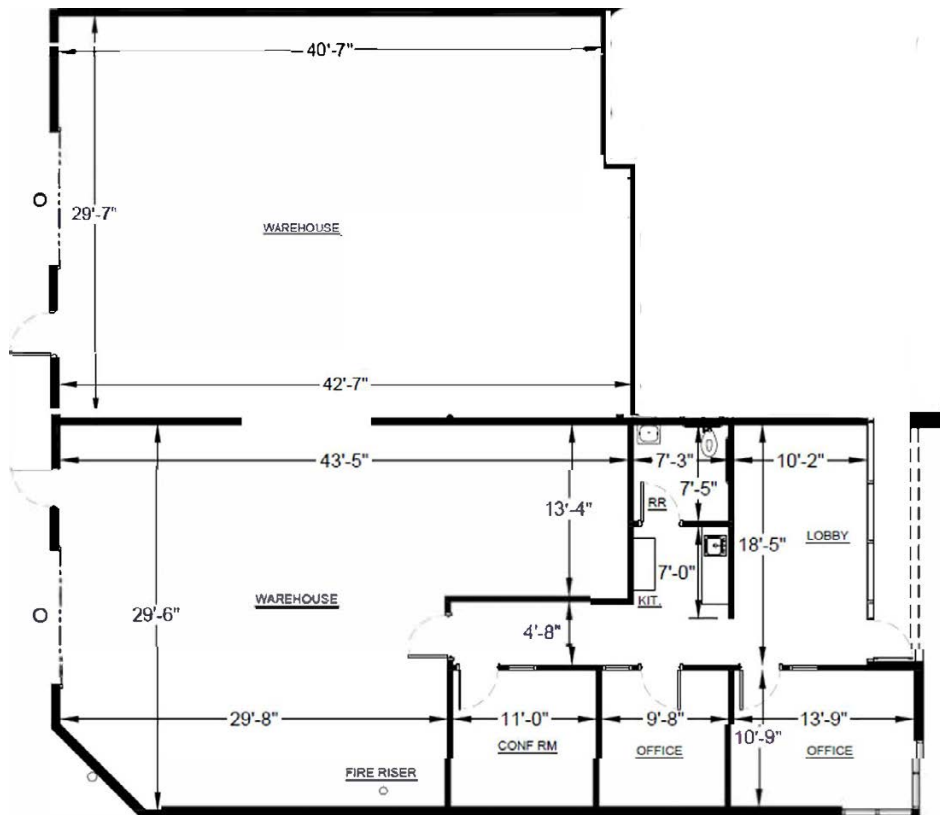
Spec Work In Progress



Suite 2451-113 · W Birchwood Ave

 3,264 SF TOTAL AREA	 \$1.45 + \$0.26 NNN RATE.	 30% OFFICE APPROX.	 (2) 10'x10' GRADE-LEVEL DOORS	 EVAP WAREHOUSE	 200 AMPS
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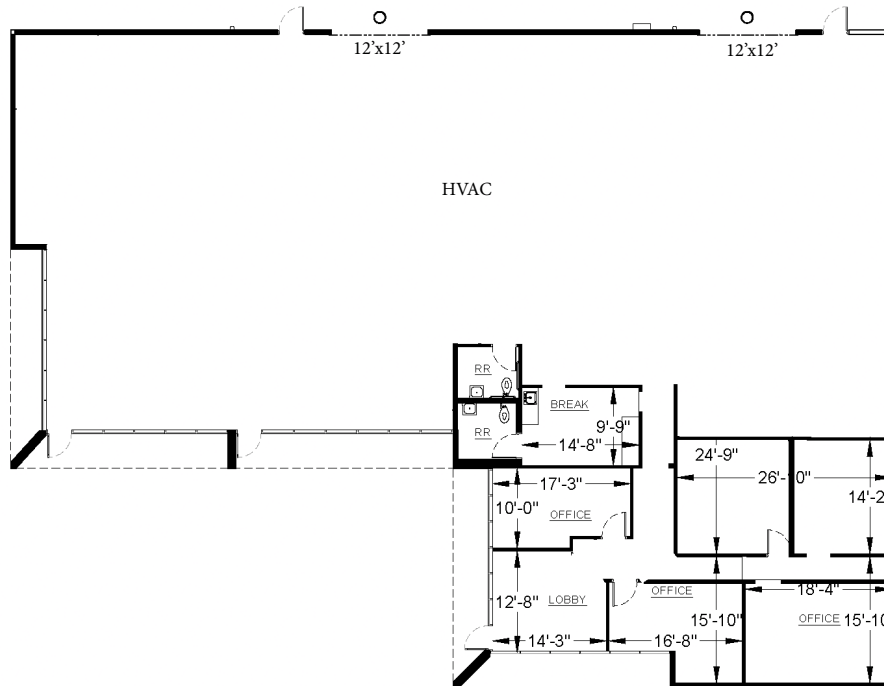
Spec Suite


[PHOTOS](#)
[VIRTUAL TOUR](#)

Suite 2452-101 · W Birchwood Ave

 7,540 SF TOTAL AREA	 \$1.50 + \$0.26 NNN RATE.	 30% OFFICE APPROX.	 (2) 10'x10' GRADE-LEVEL DOORS	 EVAP & HVAC WAREHOUSE	 400 AMPS
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Spec Suite

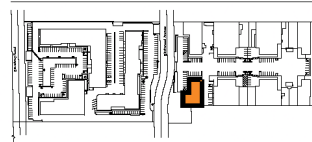


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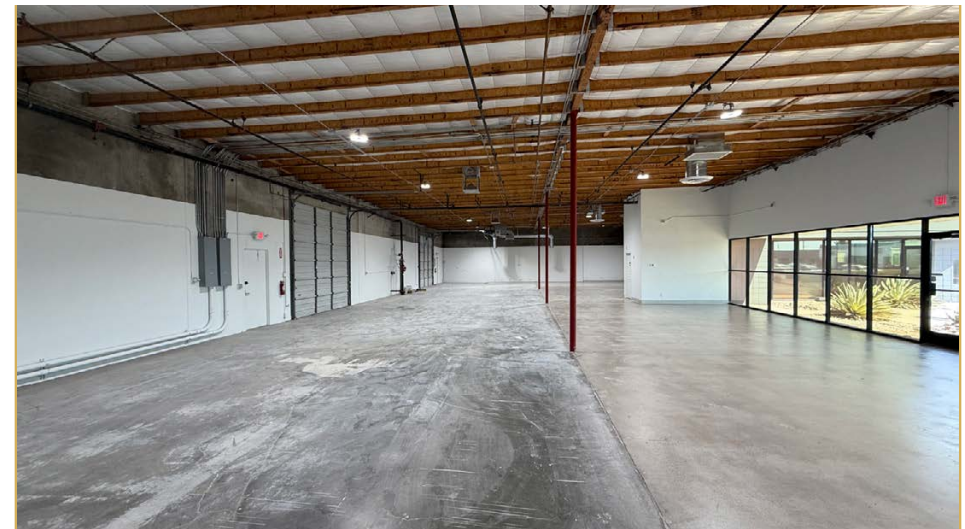
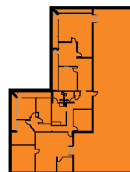
OFFICE AREA
 WAREHOUSE AREA
TOTAL SUITE AREA **7,540 SF**

CLEAR HEIGHT
 O GRADE LEVEL DOORS **2**

SITE KEY PLAN:

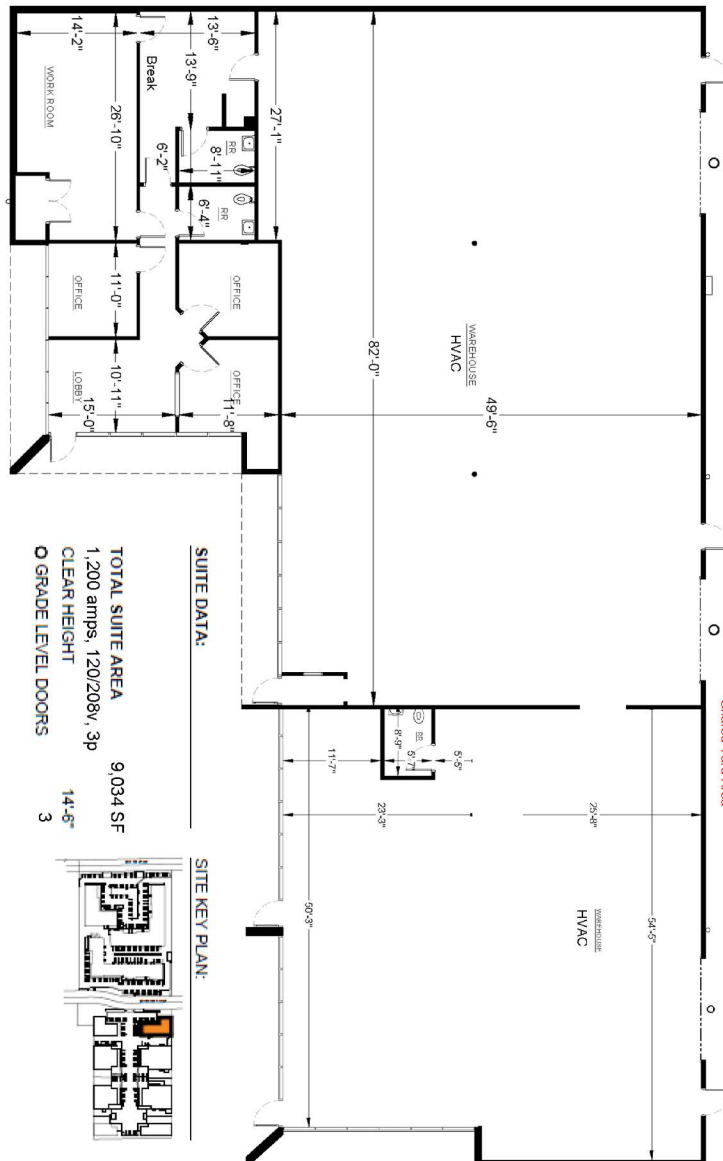


BUILDING KEY PLAN:


[PHOTOS](#)
[VIRTUAL TOUR](#)


Suite 2452-114/116 · W Birchwood Ave

 9,034 SF TOTAL AREA	 \$1.50 + \$0.26 NNN RATE.	 20% OFFICE APPROX.	 (3) 12'x12' GRADE-LEVEL DOORS	 HVAC WAREHOUSE	 1,200 AMPS
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[PHOTOS](#)
[VIRTUAL TOUR](#)

Amenities & Access



DRIVE TIMES

US-60	4 MIN
LOOP 101	2 MIN
LOOP 202	4 MIN
SKY HARBOR INT'L	14 MIN
DOWNTOWN MESA	10 MIN

RECENT CAPITAL UPGRADES

- Desert landscape refresh
- Exterior paint
- Asphalt repair + parking lot slurry
- New tenant signage
- New monument signage

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