

MESA RIDGE BUSINESS PARK



INDUSTRIAL SUITES

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

FOR MORE INFORMATION:

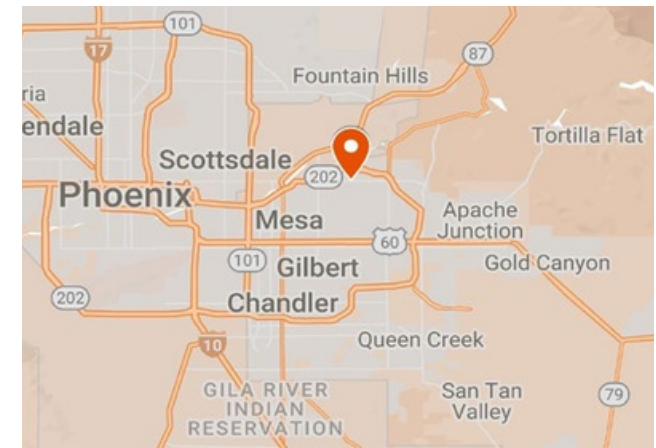
Cory Breinholt
D. 480.889.2569
M. 480.220.9987

cbreinholt@cpiplaz.com

Darin Edwards
D 480.214.1117
M 480.628.8661
dedwards@cpiplaz.com

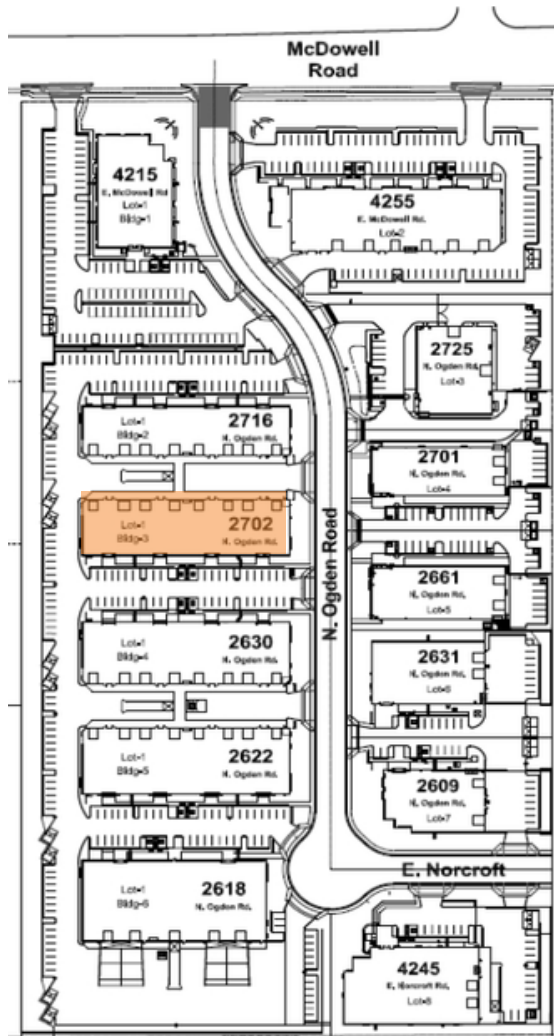
PROPERTY FEATURES

- » 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 2702, Ste 102-103	±4,155	• Reception • 4 Offices • 3 Restrooms • Break Room • 2 Grade Level Door
Bldg 2702, Ste 104	±3,234	• Open Area • 1 Restroom • 1 Grade Level Door
Bldg 2702, Ste 105	±3,047	• 1 Grade Level Door



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. 06/24/26

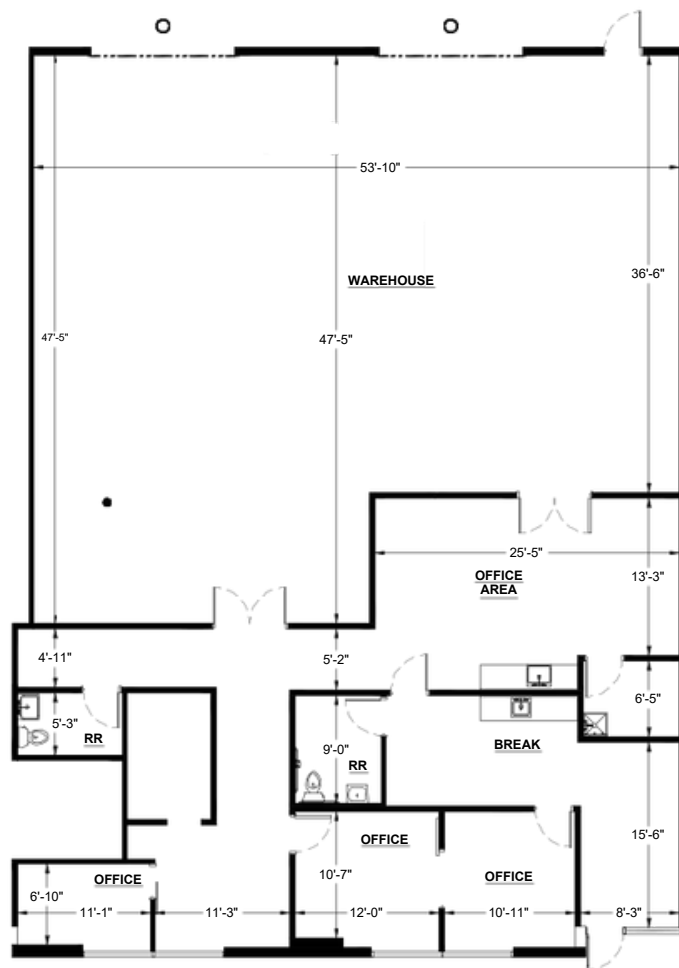
MESA RIDGE BUSINESS PARK

SUITE 2702-102/103

±4,155 SF

- 43% Office
- 2 Garage Doors

\$1.50 PSF/MO NNN
(\$0.30 NNN EXPENSES)



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. 06/24/26



FOR MORE INFORMATION

Cory Breinholt
D. 480.889.2569
M. 480.220.9987
cbreinholt@cpiaz.com

Darin Edwards
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

MESA RIDGE BUSINESS PARK
2618-2716 N. OGDEN RD
4215-4255 E. MCDOWELL
MESA, AZ 85212

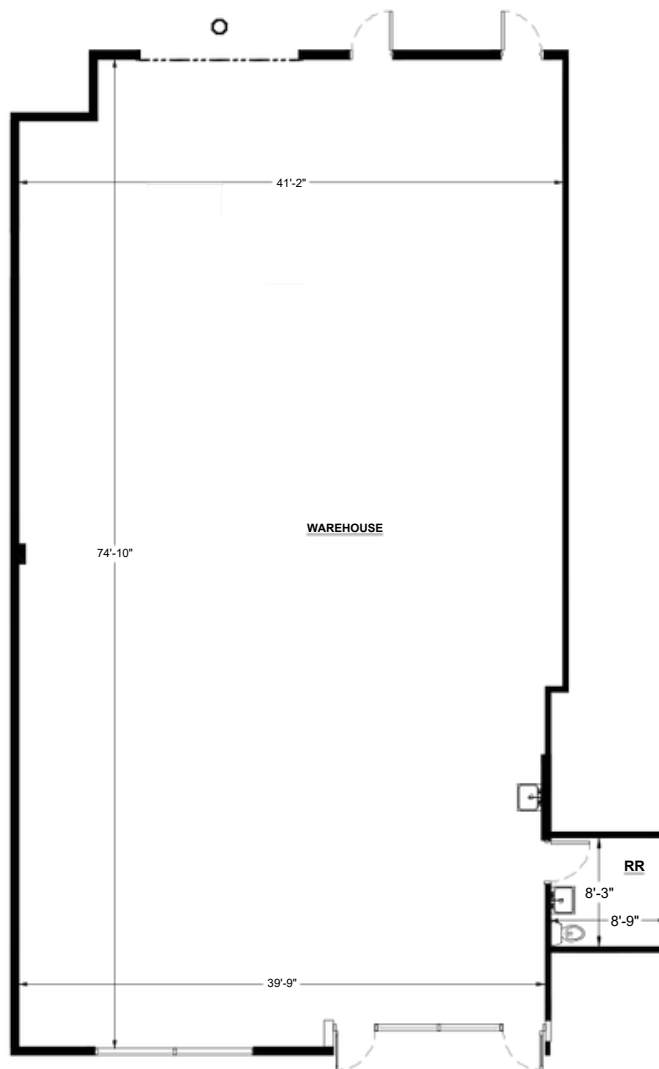
MESA RIDGE BUSINESS PARK

SUITE 2702-104

±3,234 SF

- 1 Garage Door

\$1.20 PSF/MO NNN
(\$0.34 NNN EXPENSES)



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. 06/24/26



FOR MORE INFORMATION

Cory Breinholt
D. 480.889.2569
M. 480.220.9987
cbreinholt@cpiaz.com

Darin Edwards
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

MESA RIDGE BUSINESS PARK
2618-2716 N. OGDEN RD
4215-4255 E. MCDOWELL
MESA, AZ 85212

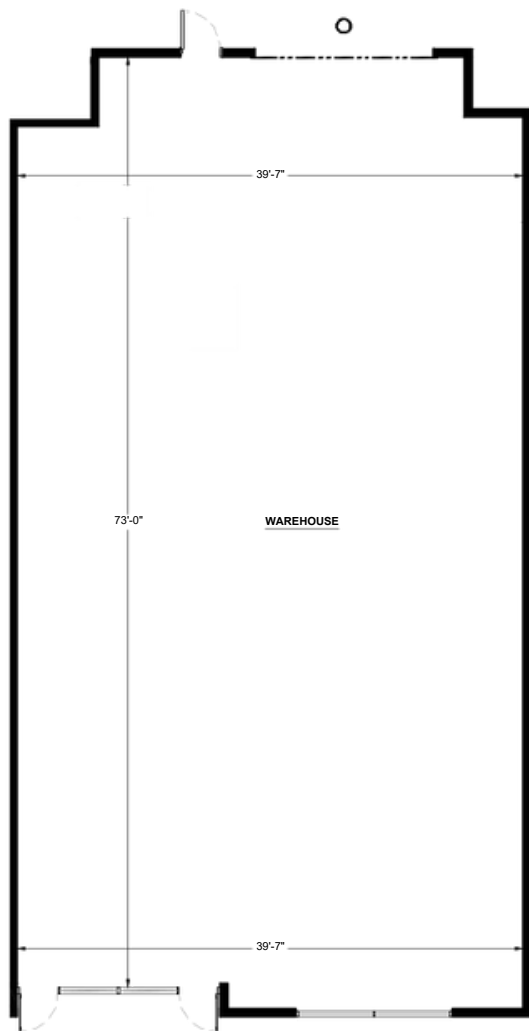
MESA RIDGE BUSINESS PARK

SUITE 2702-105

±3,047 SF

- 1 Garage Door

\$1.20 PSF/MO NNN
(\$0.34 NNN EXPENSES)



FOR MORE INFORMATION

Cory Breinholt
D. 480.889.2569
M. 480.220.9987
cbreinholt@cpiaz.com

Darin Edwards
D 480.214.1117
M 480.628.8661
dedwards@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. 06/24/26

MESA RIDGE BUSINESS PARK
2618-2716 N. OGDEN RD
4215-4255 E. MCDOWELL
MESA, AZ 85212



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 

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



MESA RIDGE BUSINESS PARK

PHOTOS



MESA RIDGE BUSINESS PARK

LOCAL AMENITIES



FOR MORE INFORMATION

Cory Breinholt
D. 480.889.2569
M. 480.220.9987
cbreinholt@cpiaz.com

Darin Edwards
D 480.214.1117
M 480.628.8661
dedwards@cpiaz.com

MESA RIDGE BUSINESS PARK
2618-2716 N. OGDEN RD
4215-4255 E. MCDOWELL
MESA, AZ 85212