

# 254

## West Broadway Road

Mesa, Arizona 85210

AVAILABLE FOR SALE OR LEASE



**±71,707 SF Manufacturing & Distribution Building**  
**±4.12 Acres**

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Capital Asset  
Management



## PROPERTY OVERVIEW

**Purchase Price**

**\$13,930,000**

**Lease Rate**

Contact Agent

**Main Building**

±61,011 SF

**Building A**

±1,155 SF

**Building B**

±6,842 SF

**Building C**

±2,699 SF

**Total Building Area**

**±71,707 SF**

**Below Grade Storage**

±30,800 SF  
(not included in the Total Building Area)

**Land Area**

±4.12 AC

**Power**

3,000A (277/480v)

**Loading**

Dock platform, 5 positions  
9 grade-level doors (Main Bldg)  
14 grade-level doors (Bldgs A/B/C)

**Zoning**

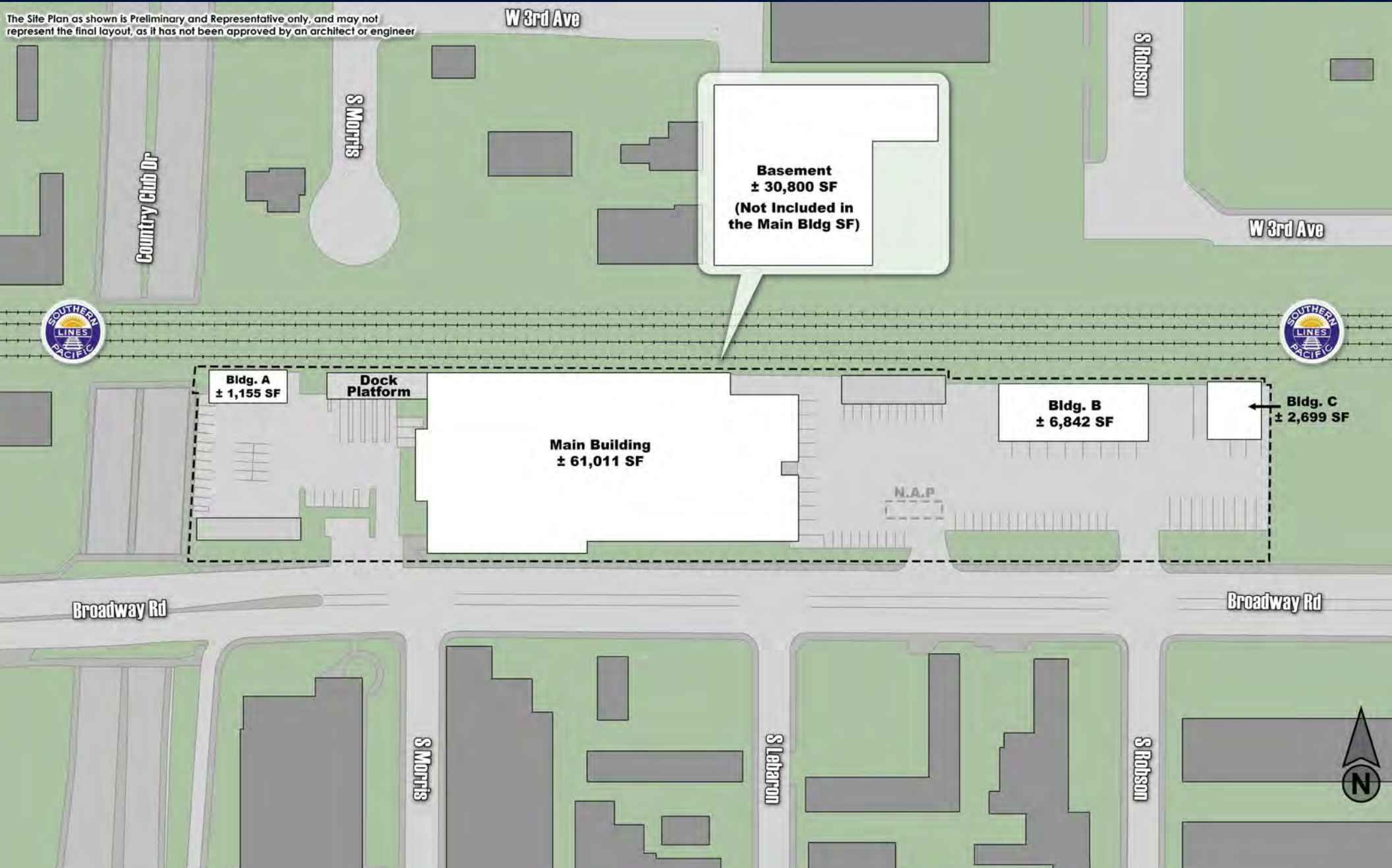
DB-2, City of Mesa

**Opportunity Zone**

Yes

# SITE PLAN

The Site Plan as shown is Preliminary and Representative only, and may not represent the final layout, as it has not been approved by an architect or engineer



W 3rd Ave

Country Club Dr

S Morris

S Robson

W 3rd Ave



Bldg. A  
± 1,155 SF

Dock Platform

Main Building  
± 61,011 SF

Bldg. B  
± 6,842 SF

Bldg. C  
± 2,699 SF

N.A.P.

Broadway Rd

Broadway Rd

S Morris

S Lebaron

S Robson



## MAIN BUILDING

### DETAILS

- $\pm 6,040$  SF of modern office space
- $\pm 54,860$  SF of production/warehouse area
- Total of  $\pm 60,900$  SF, plus  $\pm 30,800$  SF of storage space below the office & warehouse

### Loading

Versatile layout with a dock platform on the west side of the building and 9 grade level doors on the east side of the building

### Electrical

3,000A (277/480v)

### Clear Height

12' on the western portion of the warehouse  
20-26' on the eastern side of the warehouse

### Cooling

HVAC for office, chiller system for warehouse



## MAIN BUILDING



- Showroom
- 2 conference rooms
- Open/shared workspace
- 5 private offices

- 2 restrooms for office
- 2 restrooms in warehouse
- 1 private restroom
- Fire sprinkler system



## MAIN BUILDING



### Warehouse (Eastern side)

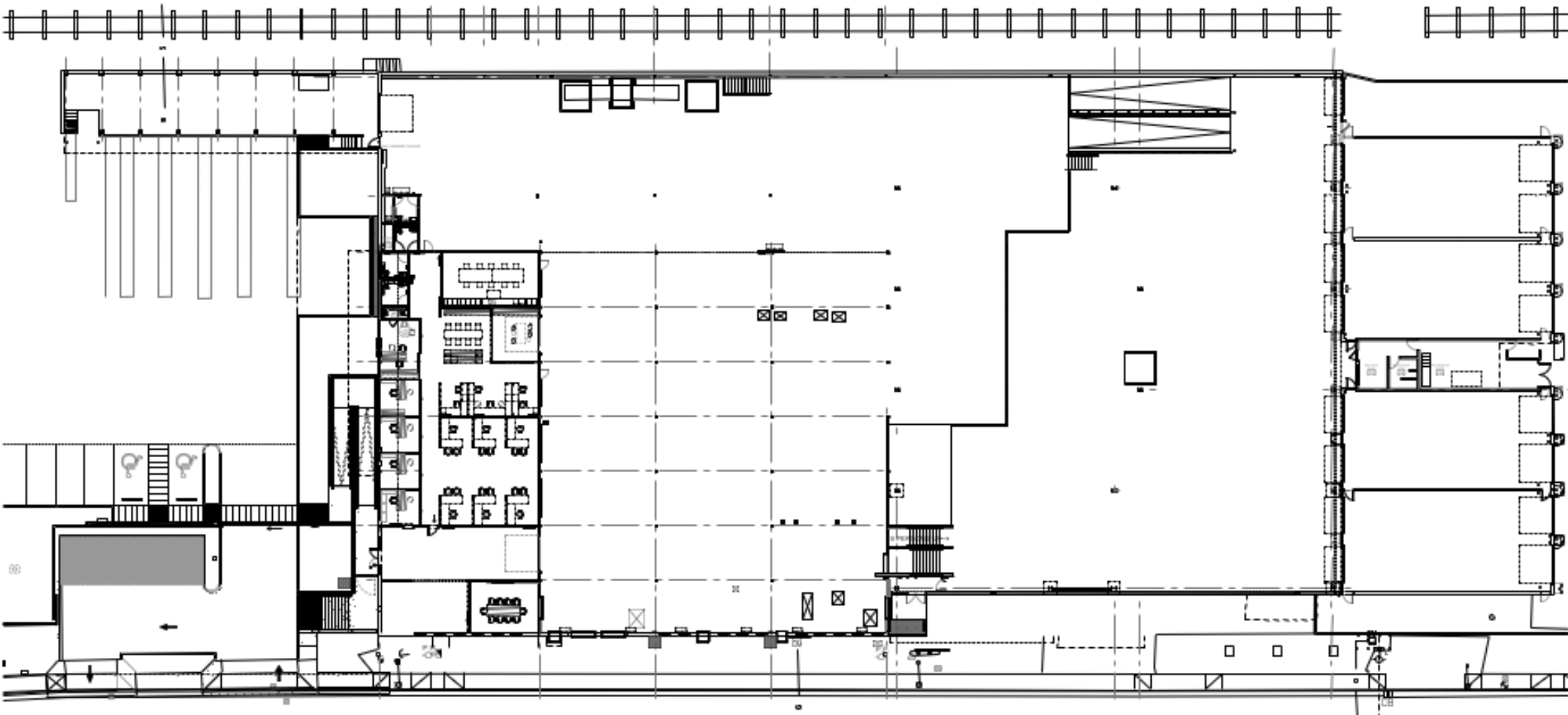
- 20-26' clear height (slab to beam)

### Warehouse (Western side)

- 12' clear height (slab to truss)



# FLOOR PLAN



A 1 OVERALL EXITING PLAN MAIN LEVEL

MAIN BUILDING

## BUILDING A



## DETAILS

- ±1,155 SF of warehouse space
- +1,000 SF canopy area
- Covered parking with security gate

### Clear Height

12' on the western portion of the warehouse  
20-26' on the eastern side of the warehouse

### Loading

3 grade level doors

### Electrical

No electrical service

### Cooling

No cooling

## BUILDINGS B & C

### Building B

- ±2,500 SF detached canopy area
- 9 grade level doors
- Fenced yard
- No electrical service, no cooling

### Building C

- +2,699 SF of warehouse space
- 2 grade level doors
- Fenced yard
- No electrical service, no cooling



Building B

Building C

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### FOR SALE OR LEASING INFORMATION CONTACT

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