

FOR LEASE

12

WEST SOUTHERN AVE

NOT A PART

MESA, AZ

±1,389 SF OFFICE/WAREHOUSE
ON 0.25 ACRES

CBRE

PROPERTY HIGHLIGHTS



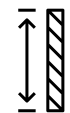
±1,389 sf freestanding office/warehouse on ±0.25 acres



1 grade door



Fenced secured yard



8' clear height



±11,218 SF lot with office space
Office includes 1 office, breakroom and restroom



Two points of ingress & egress



Frontage on Southern

ESTRELLA MOUNTAINS

SOUTH MOUNTAIN

PALO DISTRICT
DEVELOPMENT



DOWNTOWN
PHOENIX



FULL DIAMOND
INTERCHANGE
US60 & COUNTRY CLUB DRIVE

60

60

101



DOWNTOWN
TEMPE

COUNTRY CLUB DRIVE
±44,247 VPD



DOWNTOWN
MESA

SOUTHERN AVENUE
±24,205 VPD



12 WEST
SOUTHERN

CENTER STREET



SERENA WEDLICH, SIOR
Senior Vice President
+1 602 405 9100
serena.wedlich@cbre.com

JADEN SCARPONE
Associate
+1 623 853 6247
jaden.scarpone@cbre.com

12

WEST SOUTHERN AVENUE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE