

SUBJECT
PROPERTY

E MCLELLAN RD

E IVY ST

FOR LEASE

*±8,500 SF Suite Available with Yard,
Located in Mesa, Arizona.*

800 AMPS, 120V/208V
BUILDING POWER

4725 E IVY ST, SUITE 102, MESA, AZ 85205

APRIL 1, 2026

DATE AVAILABLE

\$1.30/SF

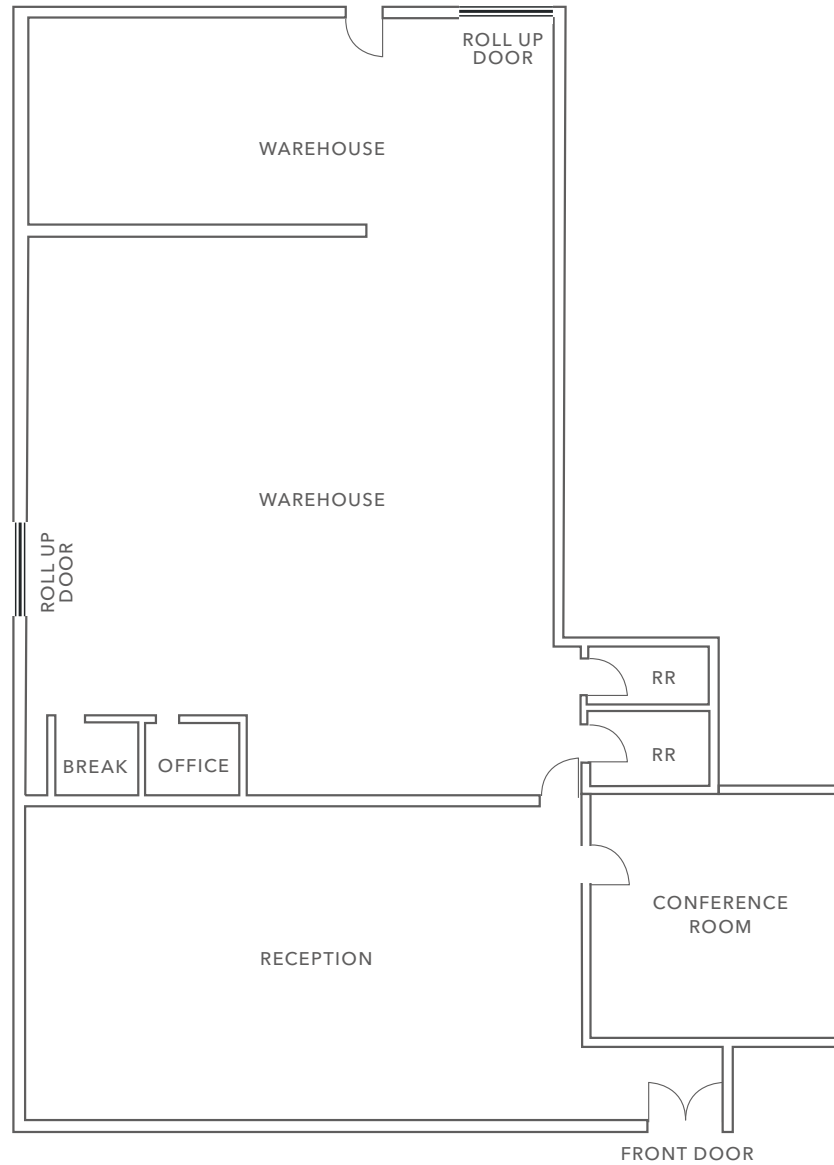
NNN



±8,500 SF industrial suite with quality improvements and fenced yard access in a prime Mesa industrial location.

ADDRESS	4725 E Ivy St, Suite 102 Mesa, AZ 85205
SUITE SIZE	±8,500 SF
OFFICE SIZE	±1,500 SF
POWER	800 Amps, 120/208
INSULATED	Yes
SPRINKLERS	Yes
HVAC	90%
ZONED	LI (Light Industrial)
CLEAR HEIGHT	±15' to Drop Ceiling
YARD	Fenced/Shared
APN	141-34-302
ASKING RATE	\$1.30/SF NNN
DATE AVAILABLE	April 1st, 2026

FLOOR PLAN



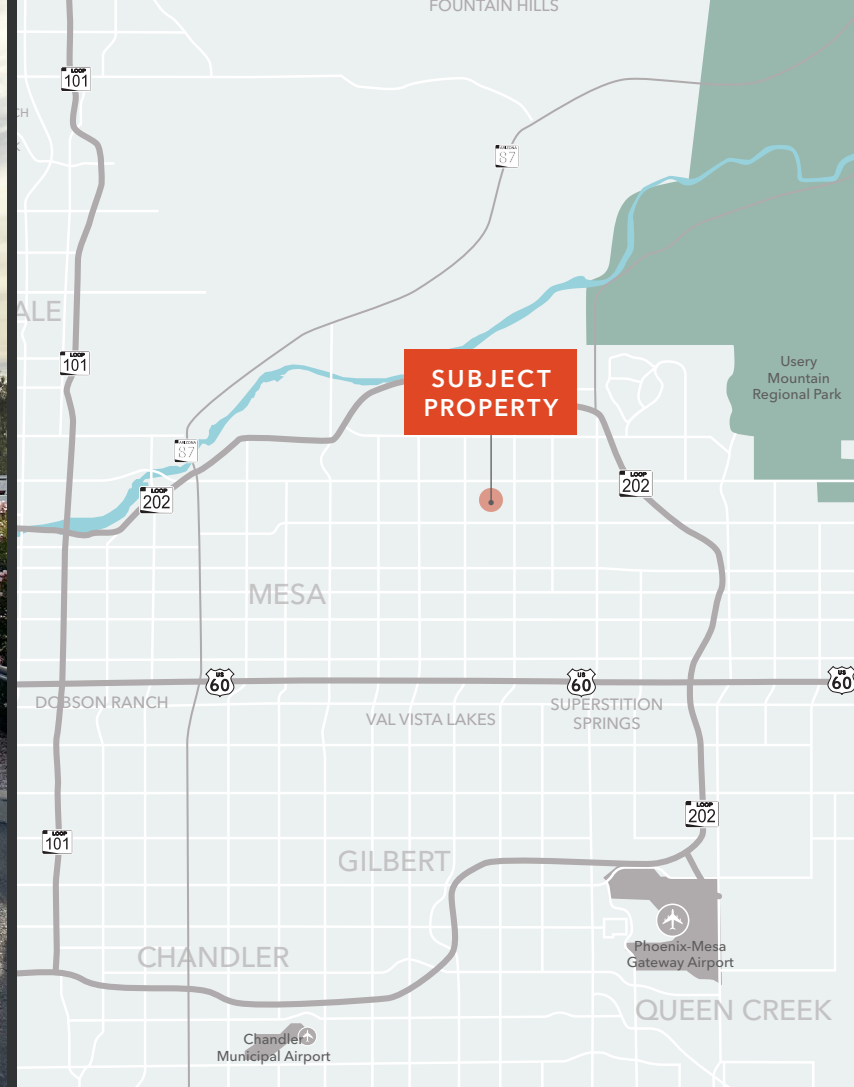
±8,500 SF

SUITE SIZE

±1,500 SF

OFFICE SIZE

Floor Plan is Not to Scale



4725 E IVY ST

*For more information on
this property, please contact*

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