



**\$3,500,000** (\$150 PSF)  
SALE PRICE

**\$13.00 NNN**  
plus 2.5% lease tax and utilities  
(NNN's = \$4.00/SF/Year)

441 S Robson, Suite 108 | Mesa, AZ 85210

**±24,000 SF INDUSTRIAL WAREHOUSE AVAILABLE FOR SALE/LEASE**  
±2,000 SF of Office with 16' Clear Height | 400 Amps Power (to be verified by lessee)

For More Information, Please Contact an Exclusive Listing Agent:

**Rex Griswold**  
M 480.244.7222  
rgriswold@cpi.az.com

**Andy Jaffe**  
D 480.214.1132 • M 602.330.8777  
ajaffe@cpi.az.com

**Paul Woods**  
D 480.420.7460  
pwoods@cpi.az.com



**COMMERCIAL PROPERTIES INC.**

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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cpi.az.com](http://www.cpi.az.com)



## PROPERTY SUMMARY

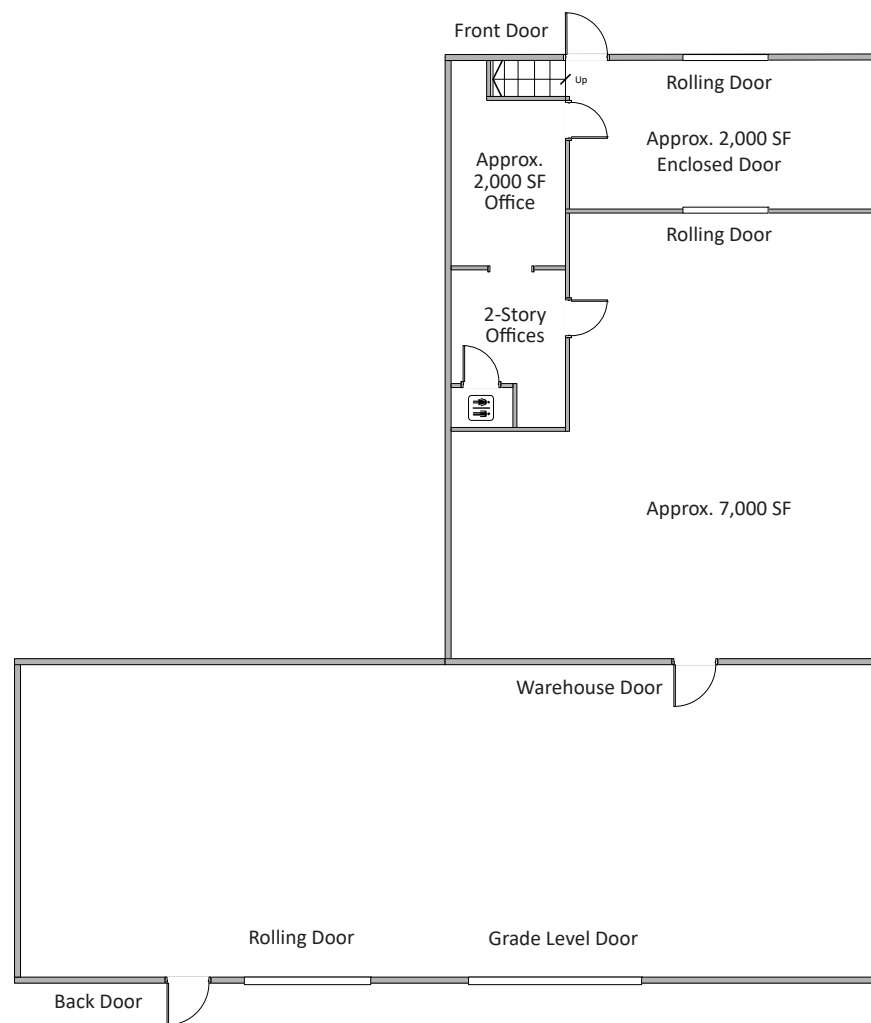
|                 |                                                                      |
|-----------------|----------------------------------------------------------------------|
| Address         | 441 S Robson, Ste 108, Mesa, AZ 85210                                |
| Total Bldg Size | ±24,000 SF (Approx 2,000 SF Office with 22,000 SF of Warehouse)      |
| Lease Rate      | \$13.00 NNN plus 2.5% Lease Tax & Utilities (NNN's = \$4.00/SF/Year) |
| Sale Price      | \$3,500,000 (\$150/SF)                                               |
| Office Layout   | Reception, 4 Offices, Conference Room, Break Room, 2 Restrooms       |
| Parcel          | 139-39-133, 139-39-131                                               |
| Zoning          | G-I, City of Mesa                                                    |
| Clear Height    | 16'                                                                  |
| Power           | 400 Amps (to be verified by lessee)                                  |

## INDUSTRIAL SPACE AVAILABLE FOR SALE/LEASE

This 22,000 SF industrial suite offers a functional 22,000 SF warehouse and 2,000 SF office. Key features include a 16-foot clear height, Mezzanine, 400 Amps power (\*to be verified), valuable 2,000 SF indoor parking, fire sprinklers, and signage. The C-3 zoned property includes a well-designed office with reception, multiple offices, a conference room, break room, and two restrooms.

This suite provides a versatile and efficient industrial/office solution in a prime Mesa location.

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. 07 21 26



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