

Prime Industrial Flex Sublease Opportunity

10,385 SF TOTAL | 1,713 SF OFFICE SPACE

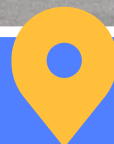


WATCH THE VIDEO
WALK-THROUGH



Contact

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7421 S 89TH PL, STE 101 | MESA, AZ 85212

Overview

Keyser is pleased to offer ±10,385 SF of modern industrial flex space for sublease at 7421 S 89th Place, Suite 101 in Mesa. The suite features a functional front office and showroom layout that transitions seamlessly into a spacious warehouse, making it ideal for service-oriented and light industrial users. Conveniently located near Loop 202 and Phoenix-Mesa Gateway Airport, the property provides excellent regional access.

**TOTAL SIZE****10,385 SF****SUBLEASE EXPIRATION**

June 30, 2034

**OFFICE SIZE**

1,713 SF

**LAYOUT**

2 spacious offices, 1 conference room, and room for cubes

**BUILT**

2004

**DRIVE INS**

Two 16' x 14' grade level doors

**CLEAR HEIGHT**

16'

**POWER**

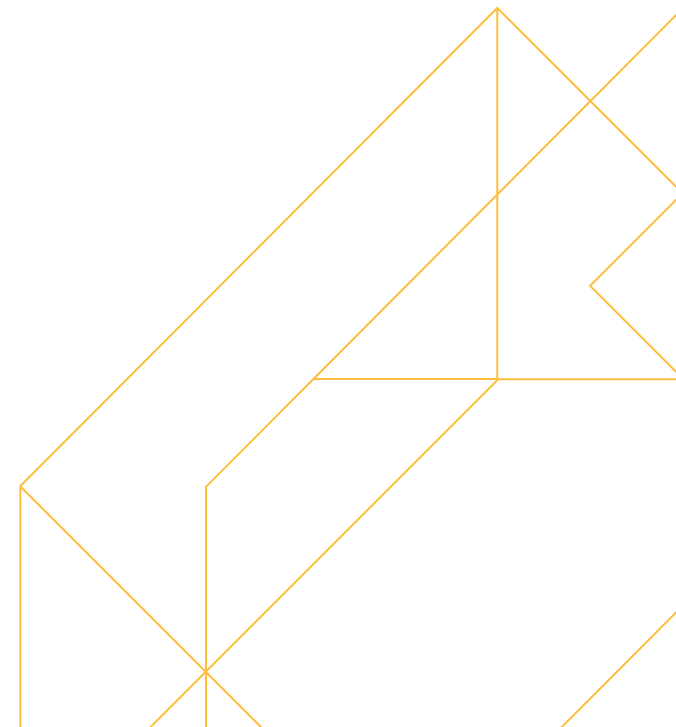
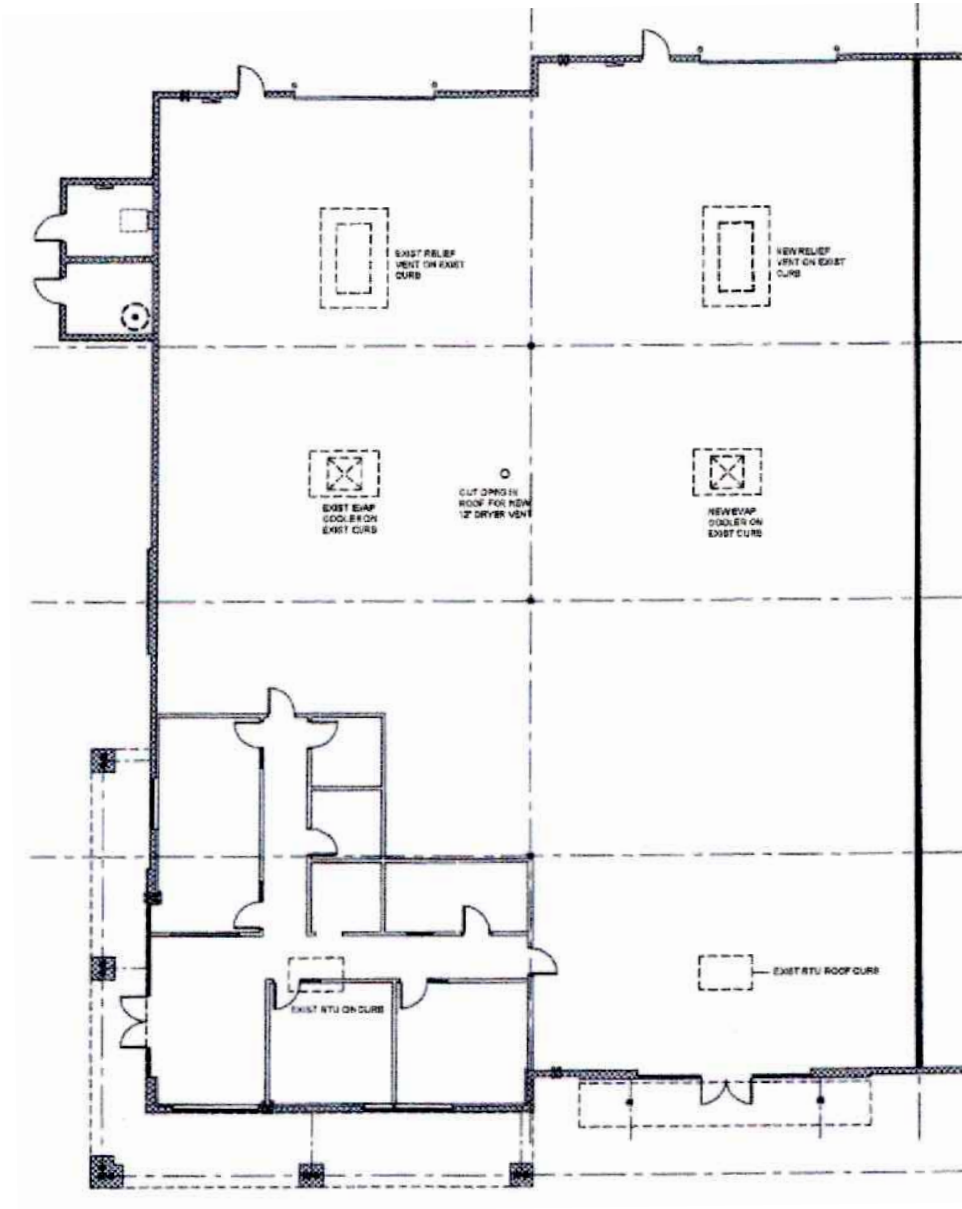
400 - 2,000a/120 - 208v heavy

**PARKING**

1.83/1,000 SF; 38 Surface Spaces



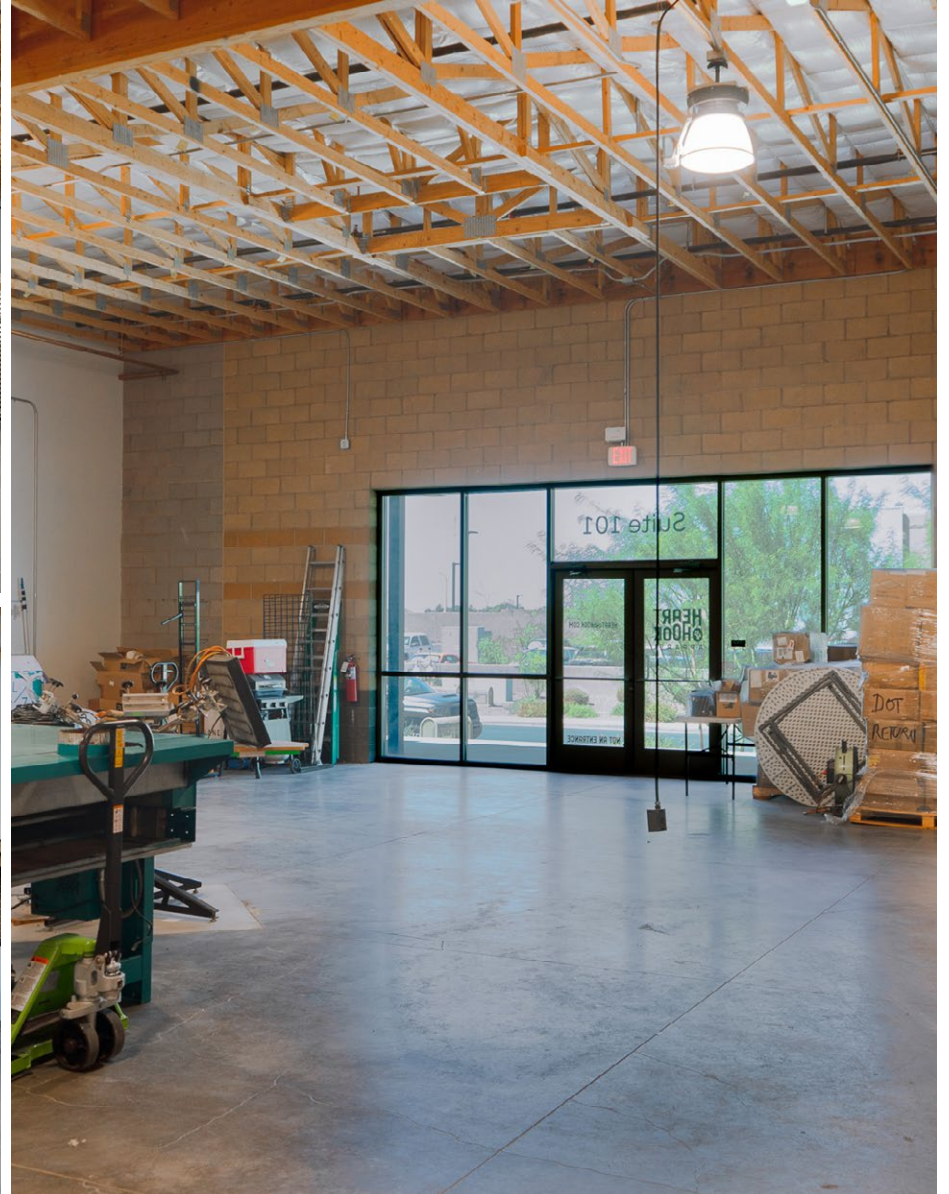
Floor Plan



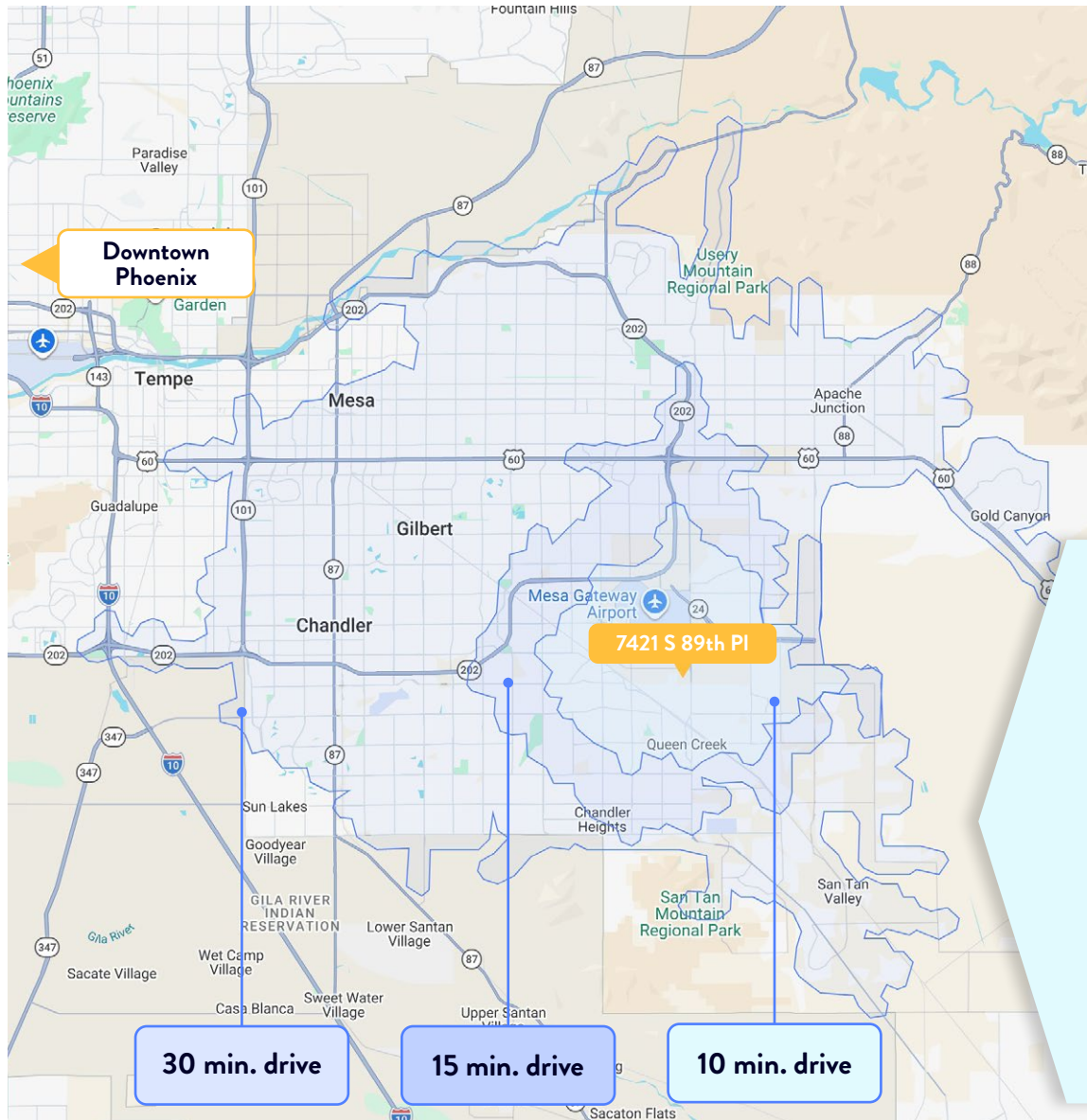
Photos



Photos



Nearby Amenities



RESTAURANTS WITHIN 10 MINUTE DRIVE

- | | |
|-----------------|-----------------------|
| Texas Roadhouse | Barrio Brewing Co. |
| Cafe Rio | Buffalo Wild Wings |
| Applebee's | Sneakybird |
| Rosati's Pizza | Blu Seafood |
| The Habit | Pei Wei Asian Kitchen |
| Panera | Ono Hawaiian BBQ |
| Denny's | Pita Jungle |
| Chipotle | ...And much more! |



Loop 202

14 min (5.7 miles)



Hwy 60/Superstition Freeway

17 min (9.4 miles)



Phoenix Sky Harbor Airport

37 min (31.6 miles)



Mesa Gateway Airport

7 min (3.5 miles)

Corporate Neighbors

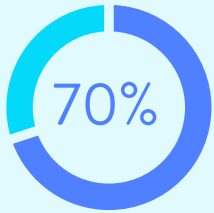
DEMOGRAPHICS (15 MI RADIUS)

1.05 M

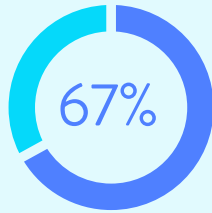
Labor Population 16 years and over

\$133K

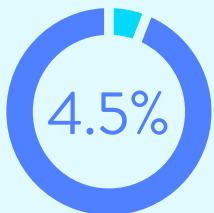
Estimated Average Household Income (2025)



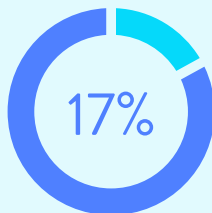
Adults with College Education or higher



White Collar Workers



Projected Annual Population Growth by 2030



Construction, Extraction, Production, & Transport Businesses



Contact



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Thank You

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