



For Sale or Lease - Flex Space



55 E. Southern Ave.

MESA, AZ 85210

PRESENTED BY:

JUSTIN HORWITZ, SIOR
O: 480.425.5518
justin.horwitz@svn.com

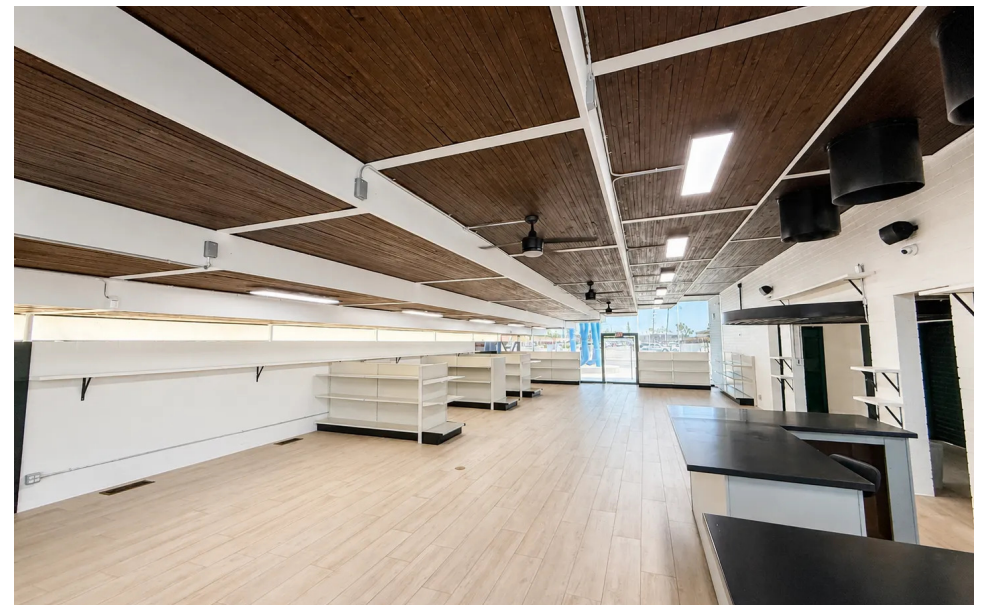
RICHARD LEWIS JR.
O: 480.425.5536
richard.lewis@svn.com

SEAN ALDERMAN
O: 480.425.5520
sean.alderman@svn.com

PROPERTY SUMMARY

OFFERING OVERVIEW

SALE PRICE	\$1,578,500 \$275 PSF
LEASE RATE	\$1.65 PSF NNN
BUILDING SIZE	5,740 SF Total ±1,800 SF showroom ±3,940 SF Warehouse
LOT SIZE	0.30 AC 13,150 SF
CONSTRUCTION YEAR	1986
APN	139-48-004S
ZONING	GI, City of Mesa
PARKING	9 dedicated spaces via easement
ROLL UP DOOR	1 - 10'x12' grade level
HVAC	Office/Showroom - Air Conditioned Warehouse - EVAP Cooled, Industrial Fans
POWER	400 amp, 120/208v 3-phase
CEILING HEIGHT	±16'
LIGHTING	LED throughout
PAINT	Interior/exterior in 2024
ROOF	2024
2025 PROPERTY TAX	\$5,828.98



PROPERTY HIGHLIGHTS

- Flex showroom available for sale or lease
- Office/retail/showroom space in front with majority of the building consisting of warehouse in the rear
- 10'x12' grade level roll up door access to the warehouse with roll up door access to the showroom
- Fully AC'd showroom with EVAP coolers and multiple oversized ceiling fans in the warehouse
- Sufficient power - 400 amp, 120/208 V 3-phase
- Direct frontage to Southern Ave. making for visible signage opportunities
- Convenient access to the US 60 Fwy via Country Club and Mesa Drives.



**FLEX WAREHOUSE
W/ SHOWROOM**



**SOUTHERN AVENUE
STREET FRONTAGE**



**FREEWAY
ACCESSIBILITY**



ADDITIONAL PHOTOS



LOCATION DESCRIPTION

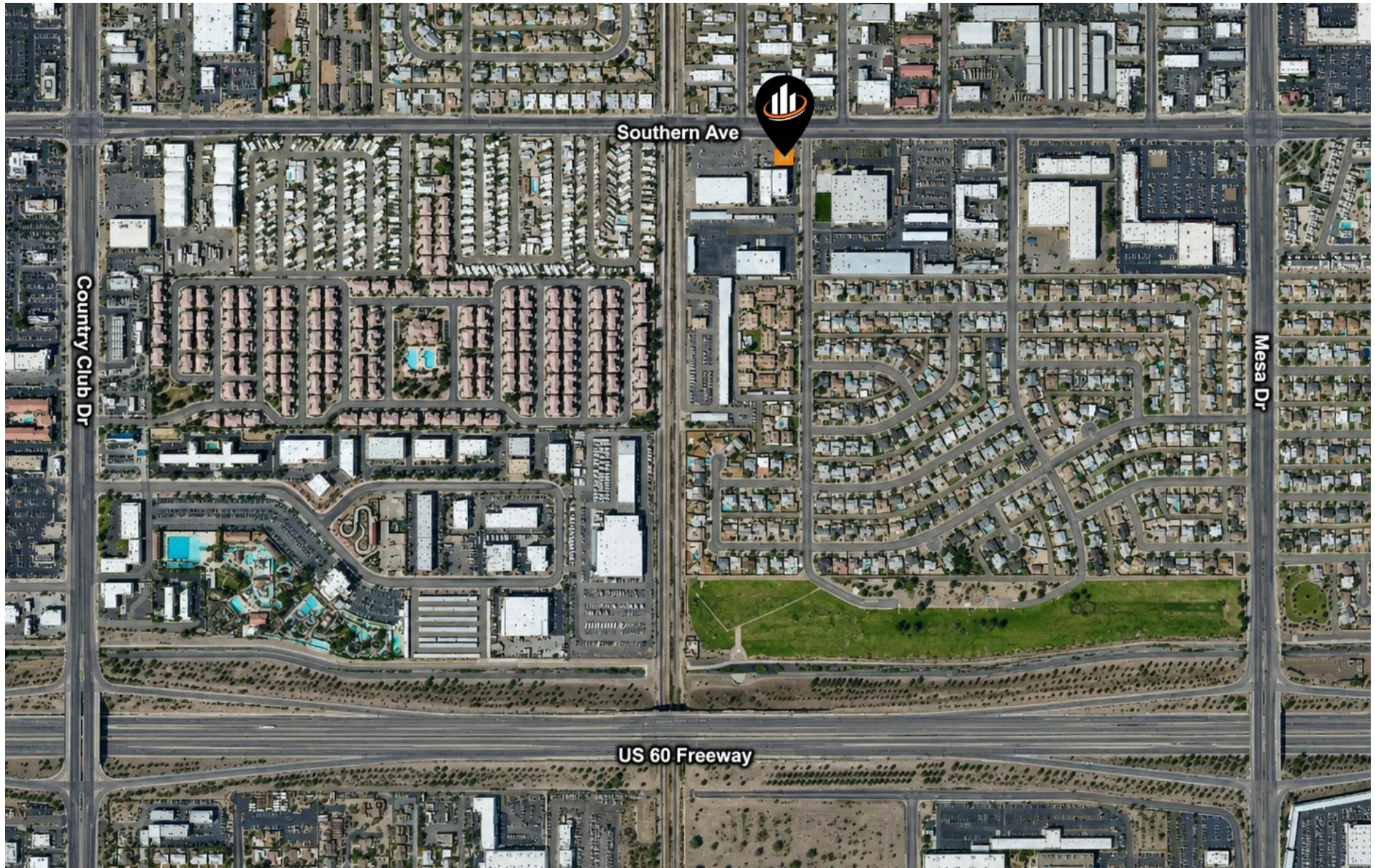
55 E. Southern Avenue is strategically positioned in the heart of Mesa, offering businesses a highly accessible, East Valley location with excellent visibility along the well-traveled Southern Avenue corridor. The property is in close proximity of the US-60 Freeway, providing convenient regional access throughout Mesa, Tempe, Chandler, Gilbert and the broader Phoenix metropolitan area, while nearby Country Club Drive and Mesa Drive offer strong north-south connectivity. Its location also places businesses within minutes of Downtown Mesa, an established concentration of retail, restaurants and services, as well as the Fiesta District, where significant redevelopment and investment continue to reshape the surrounding area. With prominent Southern Avenue frontage, building and monument signage opportunities this property is particularly well suited for owner-users and tenants seeking a facility that combines customer-facing exposure, functional space and convenient access for employees, customers and deliveries.



SITE PLAN



AERIAL MAP



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