

TREN CRE

OFFERING MEMORANDUM • FOR LEASE • CONFIDENTIAL

2060 S. Vineyard

MESA • ARIZONA • 85210

±0.9 ACRES • LIGHT INDUSTRIAL (LI) • SECURED OUTDOOR STORAGE / IOS

LEASE RATE

\$1.99 /SF/YR

\$6,500 / MO • Gross

39,422 SF • ±0.9 Acres

EXCLUSIVELY REPRESENTED BY

Tyler McShane

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DISTANCE & DRIVE TIMES

US-60

0.7 mi · 3 min

Loop 101

5.5 mi · 10 min

Tempe

6.8 mi · 12 min

Scottsdale

9.4 mi · 15 min

Sky Harbor

11.2 mi · 15 min



Fully-fenced, secured outdoor storage on **±0.9 acres** in the heart of South Mesa.

TREN CRE is pleased to present the opportunity to lease **±0.9 acres (39,422 SF)** of fully-paved, secured outdoor storage at 2060 S. Vineyard in Mesa, Arizona. The yard is enclosed by an **8-foot CMU block wall**, accessed through a controlled motor gate with keypad and on-site security camera coverage, and improved with **40 striped & outlined parking stalls** sized for trucks, trailers, RVs, fleet vehicles, and contractor equipment.

Zoned **Light Industrial (LI)** under the City of Mesa, the property accommodates a wide range of contractor storage, fleet parking, and Industrial Outdoor Storage (IOS) uses — a scarce and rapidly-tightening product type across the Phoenix metro. The site offers immediate access to US-60 and Loop 101, with Sky Harbor, downtown Tempe, and ASU all within a fifteen-minute drive.

LEASE RATE

\$1.99 /SF/YR
\$6,500 / mo · GROSS

ANNUAL

\$78^K
GROSS

YARD AREA

39,422^{SF}
±0.9 acres

PARKING STALLS

40
Striped & outlined

ZONING

LI
Light Industrial · Mesa

SECURITY

8' Wall
Gate · cameras · keypad

Site & Improvements

ADDRESS	2060 S. Vineyard, Mesa, AZ
LAND AREA	39,422 SF · ±0.9 AC
APN	302-04-006R
ZONING	LI · Light Industrial
SURFACE	Fully Paved Concrete
PERIMETER	8' CMU Block Wall
ACCESS	Motor Gate · Keypad · Side Gate
SECURITY	On-site Cameras · Lighting
PARKING	40 Striped & Outlined Stalls
TOPOGRAPHY	Flat

PERMITTED USES

Industrial Outdoor Storage (IOS) · Contractor & Trade Yard · Fleet Vehicle Parking · Trailer / RV / Boat Storage · Equipment Staging · Materials & Inventory Storage. Buyer to verify intended use with City of Mesa.

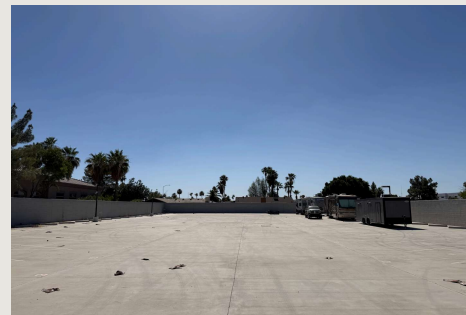


Fig. 01 · Paved yard looking west — 40 striped & outlined stalls

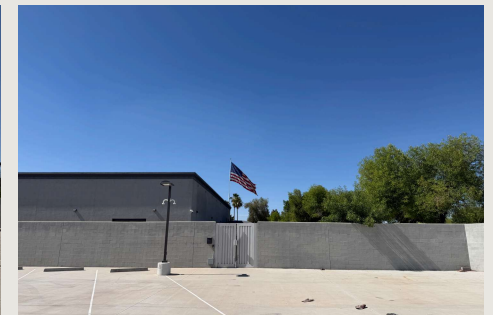


Fig. 02 · 8' CMU wall & side gate



Fig. 03 · Primary motorized access gate

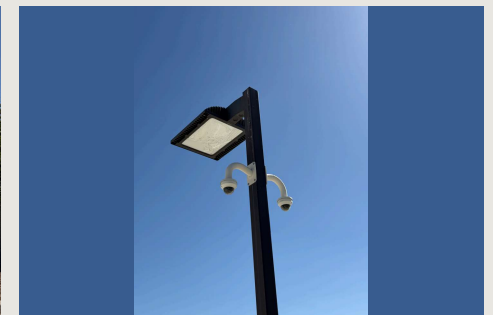
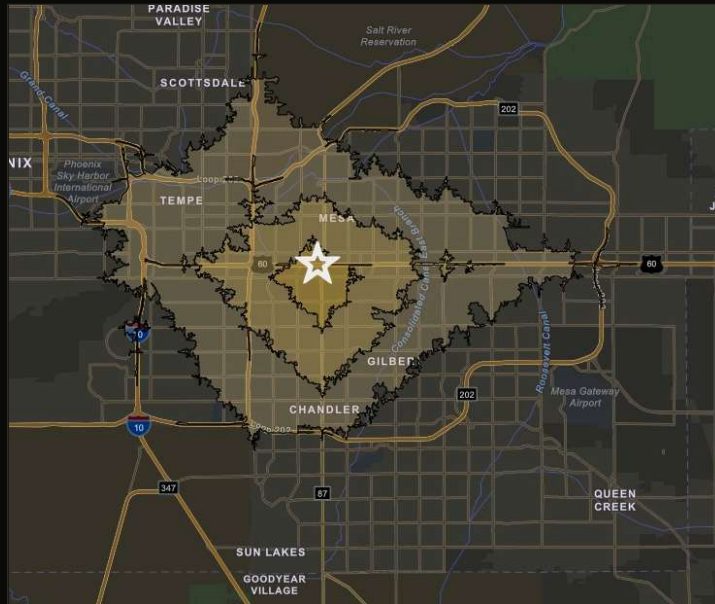


Fig. 04 · Site lighting & security cameras

§ 02 · LOCATION & WHY LEASE

Centred in the East Valley — *fifteen minutes* to Sky Harbor, ASU & Downtown Phoenix.



■ 5 min	■ 10 min	■ 15 min
South Mesa core · daily retail · US-60	Tempe · Chandler · Loop 101 / 202	Sky Harbor · Downtown PHX · ASU · Scottsdale

Fig. 05 · Drive-time isochrones from subject site

• MOVE-IN READY

01

Scarce IOS Product in the East Valley

Industrial Outdoor Storage inventory across Metro Phoenix continues to compress as municipalities tighten LI zoning. Fully-paved, walled, and secured yards under one acre rarely come available in established South Mesa.

02

Turn-key Security Improvements

8' CMU perimeter wall, motorized vehicle gate with keypad entry, pole-mounted LED lighting, and on-site dome cameras eliminate the typical capex and entitlement timeline associated with new IOS use.

03

40 Striped & Outlined Stalls — Flexible Footprint

Pre-striped layout accommodates fleet vehicles, trailers, RVs, and contractor equipment, with sufficient internal drive aisles for trucks and large trailers to circulate without external maneuvering.

04

Centrality & Freeway Access

Quick access to US-60, Loop 101, and Loop 202 places the East Valley's residential rooftops, Sky Harbor cargo, and downtown Tempe employment within a fifteen-minute service radius.

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