

MESA FREESTANDING FLEX/INDUSTRIAL 5550 EAST McDOWELL ROAD, BUILDING A

Mesa, Arizona

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

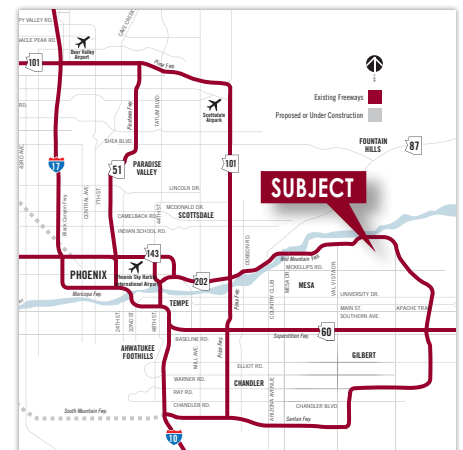
www.learizona.com

SALE/LEASE



FEATURES:

- ±21,455 SF Flex/Manufacturing Building
- Parcel Size: ±1.4 Acres
- 2.65:1000 Parking Ratio
- Power: 800 Amps/ 480V/ 3 Phase
- 100% A/C
- Zoning: Light Industrial, City of Mesa
- Great for Owner-User
- Excellent Access to Loop 202
- Fiber Optic Cable Available at Curb
- Neighbors Including Boeing, Timken, ATK, MD Helicopters & Talley Defense
- 20 Covered Parking Stalls
- Grade-Level and Truckwell Loading
- Proximity to Loop 202
- **Lease Rate: \$0.85 NNN**
- **Purchase Price: \$2,574,600**
- **\$120.00/SF**



FOR MORE INFORMATION
PLEASE CONTACT:

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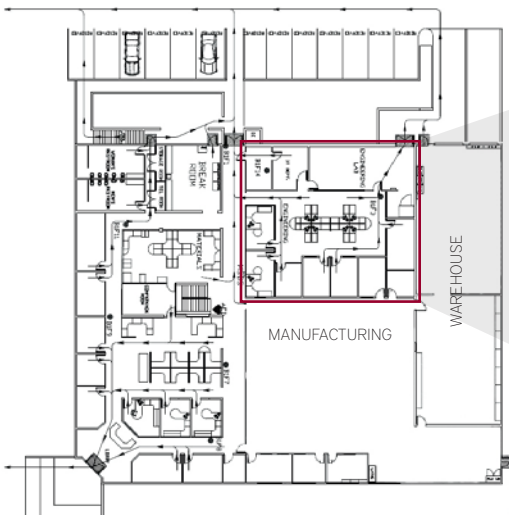
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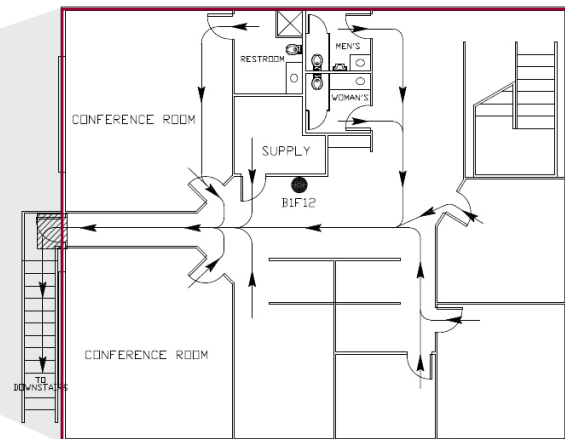
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FIRST FLOOR



SECOND FLOOR



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