

# THE COMMONS INDUSTRIAL PARK

4049 E PRESIDIO ST | MESA, AZ

**MULTI-TENANT INDUSTRIAL PARK  
AVAILABLE FOR SALE OR LEASE**

**±63,098 SF BUILDING  
±3.85 ACRE LOT**

**±51,275 SF AVAILABLE FOR LEASE  
ZONED LI**

**ASKING PRICE  
\$5,650,000**

## EXCLUSIVE CONTACTS

**Leroy Breinholt**

D 480.966.6593

M 602.377.4687

lbreinholt@cpi.az.com

**Darin Edwards**

D 480.214.1117

M 480.628.8661

dedwards@cpi.az.com



TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

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.  
06 04 20



# THE COMMONS INDUSTRIAL PARK

## PROPERTY OVERVIEW

Asking Price:	\$5,650,000.00
Building Size:	±63,098 SF
Parcel Size:	±3.85 Acres
Year Built:	2005
Loading:	Grade Level & Truckwell Loading
Clear Height:	24' Clear Height
Zoning:	LI
Parcel Number:	141-25-119
Sprinklered:	Yes
Construction Type:	Concrete Tilt
Site Coverage:	.376
Upstairs Office:	±3,285 SF Second Story Office

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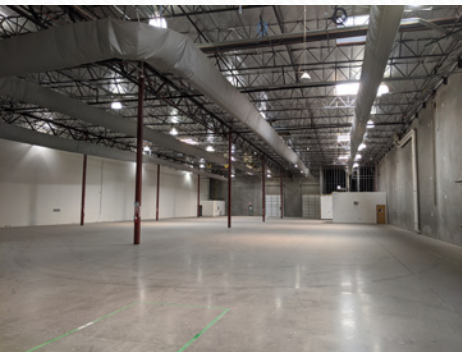
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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CPPIAC International

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# THE COMMONS INDUSTRIAL PARK

## DEMOGRAPHICS

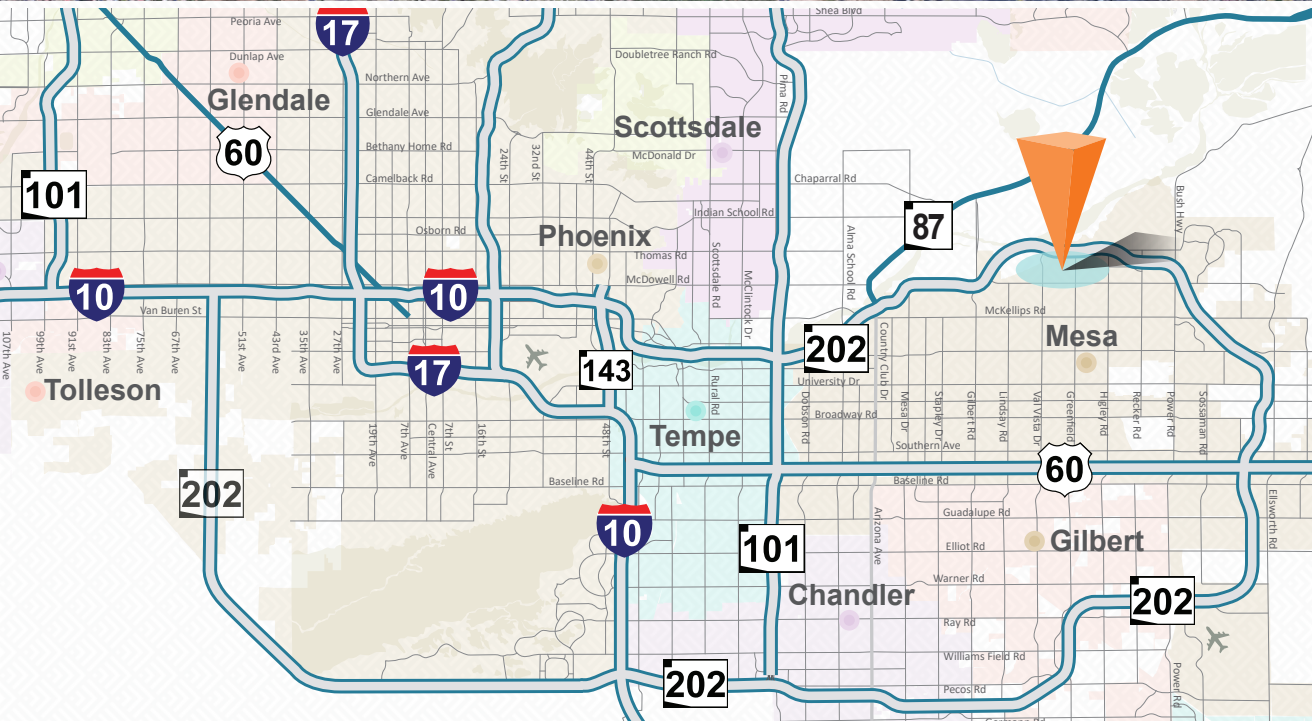
**POPULATION**  
 1,035 (1M)  
 41,111 (3M)  
 167,287 (5M)



**HOUSEHOLDS**  
 309 (1M)  
 15,062 (3M)  
 66,438 (5M)



**AVG HH INCOME**  
 \$191,130 (1M)  
 \$114,437 (3M)  
 \$85,675 (5M)



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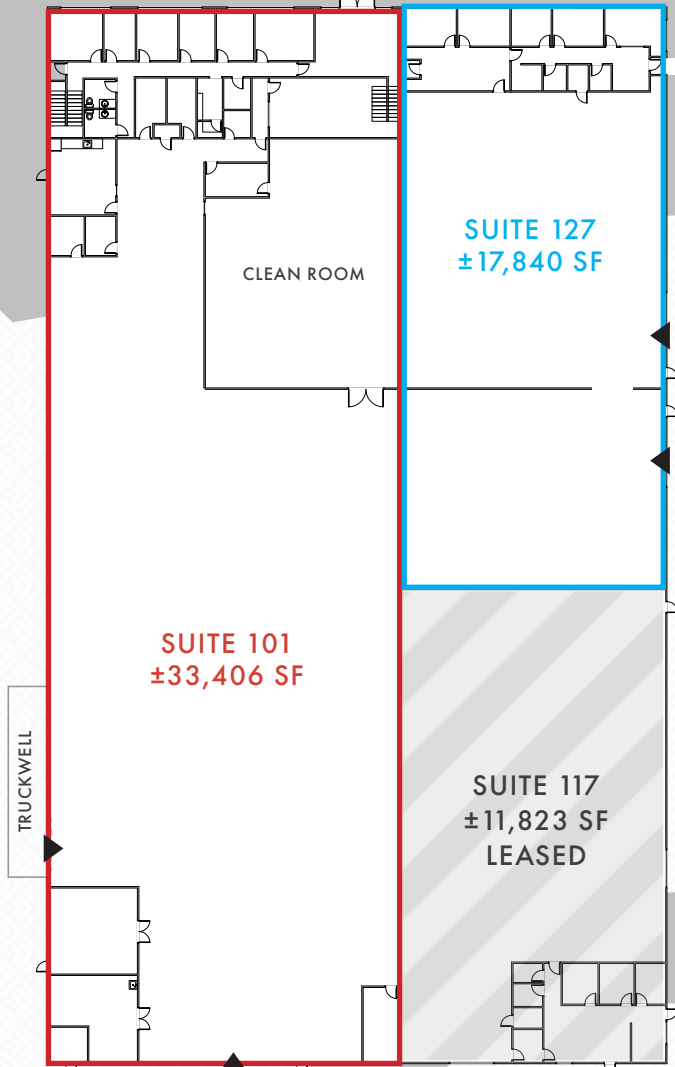
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# THE COMMONS INDUSTRIAL PARK

## SITE PLAN

±51,275 SF Vacant  
Suites Can Be Combined  
Lease Rate: \$0.57 NNN

±11,823 SF of subject property is  
leased to Wings & Wheels, a family-  
owned used car dealership.



### SUITE 101 MEZZANINE



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