

# INDUSTRIAL SPACE AVAILABLE

544 W IRON AVE | MESA, AZ 85210

## ±20,071 SF MULTI-TENANT INDUSTRIAL BUILDING

|                     |   |
|---------------------|---|
| <b>AVAILABLE</b>    | Suite 102   ±3,644 SF   |
| <b>LEASE RATE</b>   | \$0.75 NNN/Mo   |
| <b>ZONING</b>       | M-I, City of Mesa   |
| <b>YEAR BUILT</b>   | 1998  |
| <b>CLEAR HEIGHT</b> | 18'   |
| <b>GLDOORS</b>      | 1 (12'x14')   |
| <b>POWER</b>        | 200 Amps   277/480 Volts   3 Phase  |
| <b>AMENITIES</b>    | Reception, 4 Offices, Conference Room,<br>Copy Room, Bull Pen, Server Room &<br>2 Restrooms |

### FEATURES

Signage on US 60 | Close to Home Depot



**INDUSTRIAL  
SUITE  
FOR LEASE**

**Industrial Space Available For Lease  
with Easy Access to US-60 Fwy**

EXCLUSIVE CONTACT:

**Mike Goldwater**  
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mgoldwater@cpiaz.com

**Jim Stockwell**  
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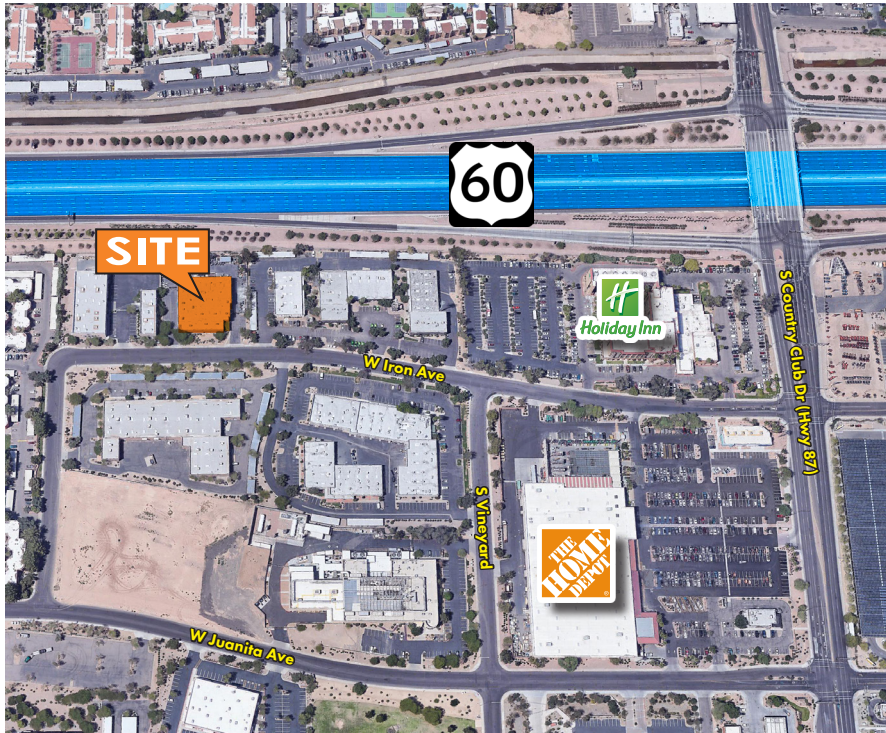
**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. 

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

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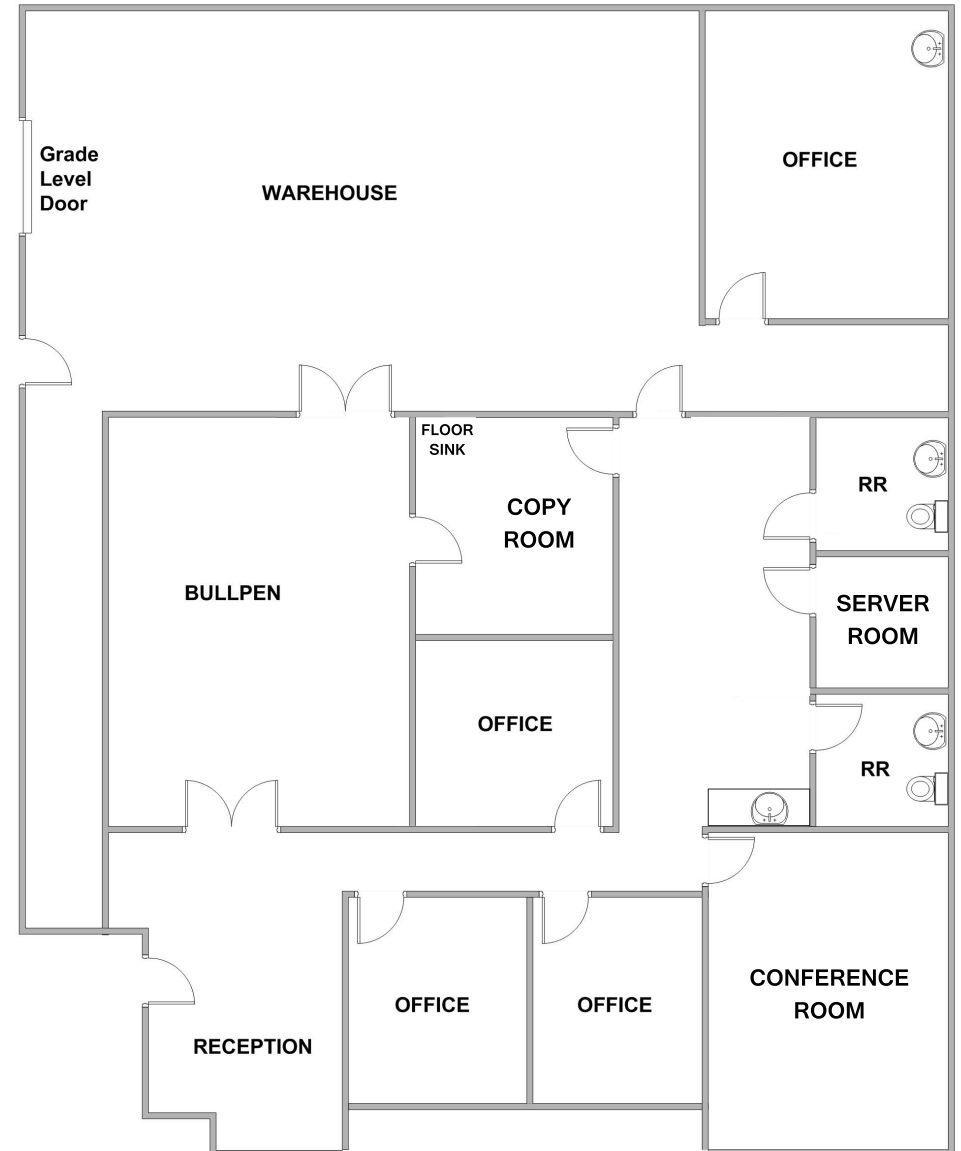
## DEMOGRAPHICS

|                  | 1 MILES  | 3 MILES  | 5 MILES  |
|------------------|----------|----------|----------|
| 2019 Population  | 16,430   | 158,770  | 434,939  |
| 2019 Households  | 6,272    | 57,987   | 163,836  |
| Median HH Income | \$51,559 | \$51,404 | \$56,659 |

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