

BROADWAY 101 COMMERCE PARK



UNDER NEW OWNERSHIP

RENOVATIONS UNDERWAY

NWC BROADWAY ROAD & DOBSON ROAD | MESA, ARIZONA

FOR MORE INFORMATION:

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PROPERTY FEATURES

- » 52-Acre Master Planned Business Park
- » 11 Buildings
- » ±808,000SF of Office, Showroom, Manufacturing and Warehouse/Distribution Space
- » Centrally Located in the Heart of the Sky Harbor/ Southeast Valley Submarket
- » Convenient Access to Loop 101/202 Freeway and US 60
- » Available Sizes ±8,801- 97,554 SF
- » Contact brokers for lease rate

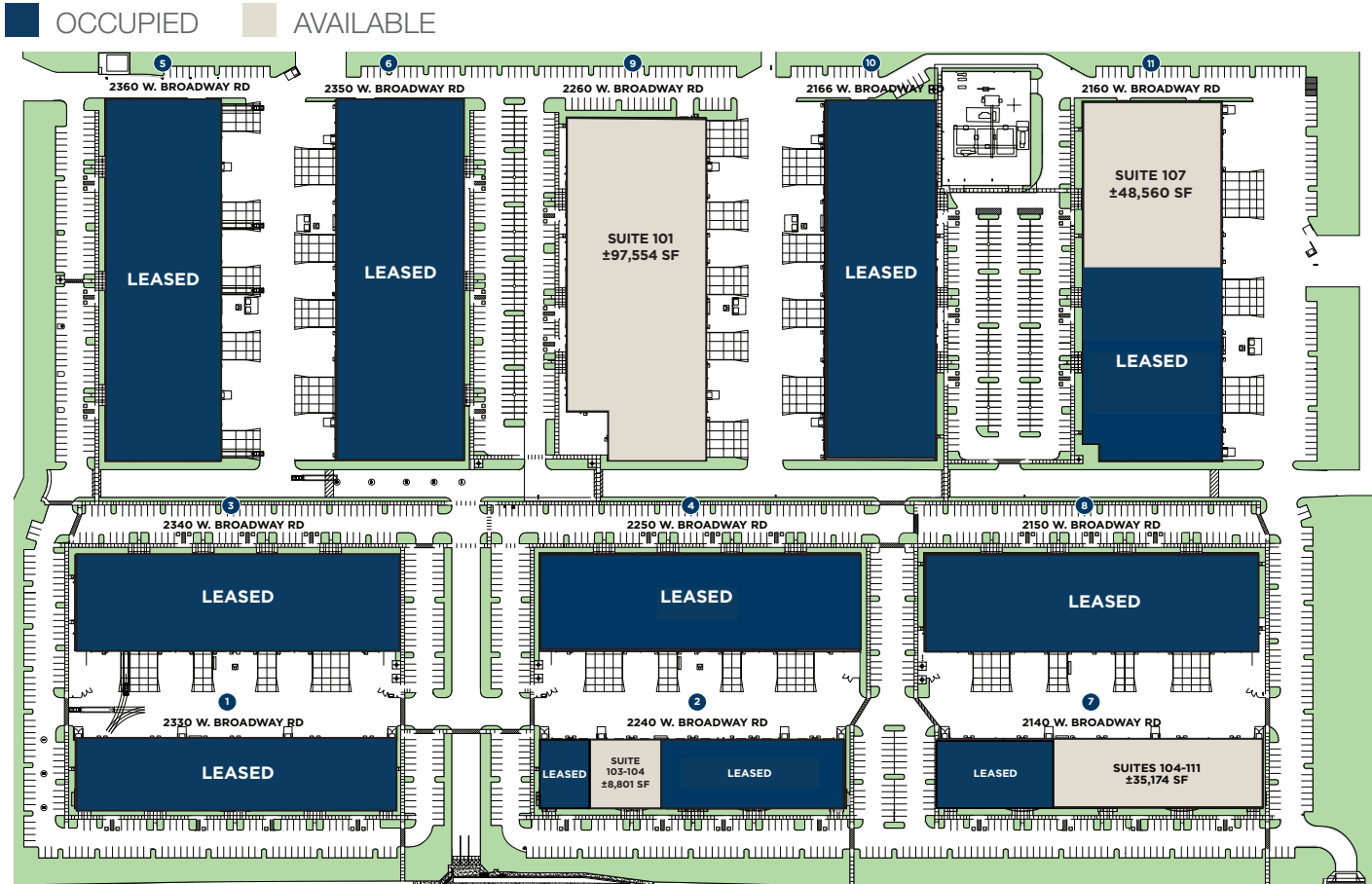


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



BROADWAY 101 COMMERCE CENTER

SITE PLAN



AVAILABILITIES

BUILDING	SUITE	TOTAL SF	COMMENTS
2240 W Broadway Road (2)	103-104	±8,801 SF	<ul style="list-style-type: none"> • 16' Clear Height • Grade Level Loading • Parking: 3.1: 1,000 • Bay Size: 44' x 100'
2140 W Broadway Road (7)	104-111	±35,174 SF (Divisible)	<ul style="list-style-type: none"> • 16' Clear Height • Grade Level Loading • Parking: 2.8: 1,000 • Bay Size: 38' x 50'
2260 W Broadway Road (9)	101	±97,554 SF (Divisible)	<ul style="list-style-type: none"> • 28' Clear Height • Parking: 1.4:1,000 • Bay Size: 48'x40' • 100% A/C
2160 W Broadway Road (11)	107	±48,560 SF (Divisible)	<ul style="list-style-type: none"> • 28' Clear Height • Grade Level Loading • Parking: 1.7: 1,000 • Bay Size: 48' x 50'

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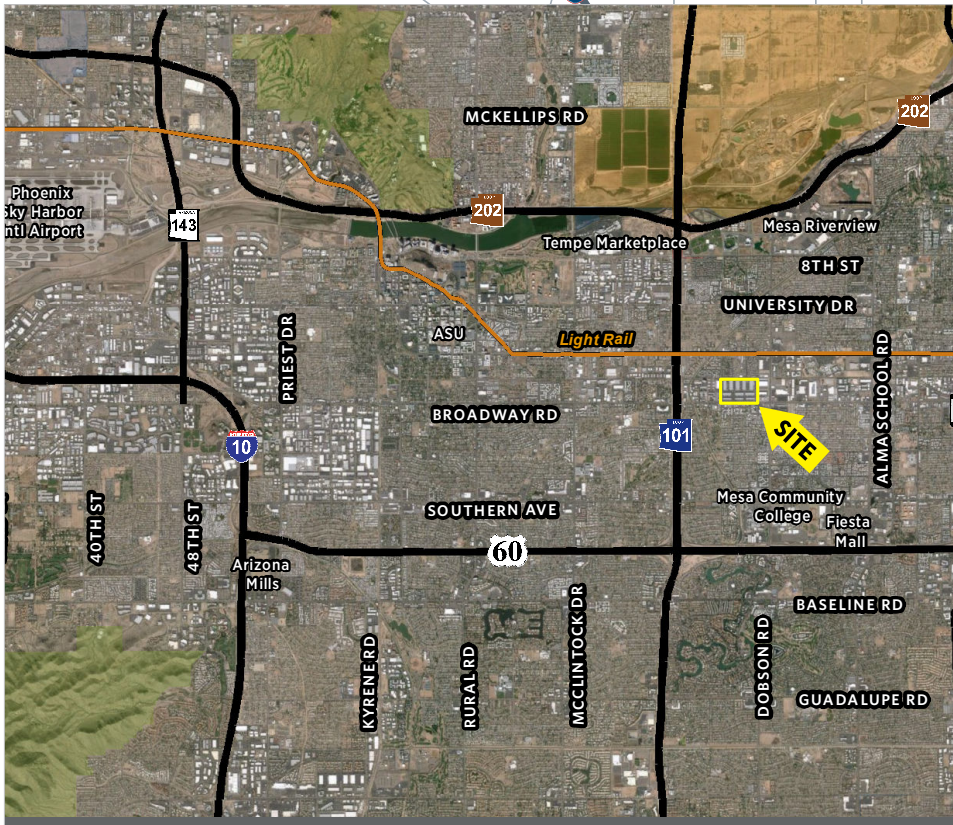
PLANNED IMPROVEMENTS

- » Landscape Replenishment
- » Exterior Accent Painting
- » Monument Signage
- » Tenant Signage
- » Building Signage
- » Building Identifier
- » Roof Repairs



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CITY OF MESA INFORMATION

- Population: ±500,000
- 38th Largest City in the U.S.
- 3rd Largest City in the State
- Average Age: 41

FOREIGN TRADE ZONE CAPABLE

- Duty Exemption (on re-exports)
- Duty Deferral (on imports)
- Inverted Tariff (on imports)
- Property Tax Benefit

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