

# 5025 E McKELLIPS RD

MESA, AZ 85205

MULTI-TENANT FLEX BUILDING AVAILABLE FOR SALE/LEASE



## EXCLUSIVE CONTACT:

**Matt Zaccardi**

**M 480.966.7625**

**D 602.561.1339**

**mzaccardi@cpi.az.com**



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CSPAC International

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](http://www.cpi.az.com)





# ■ 5025 E McKELLIPS RD ■

## ±5,910 SF Multi-Tenant Flex Building For Sale

- Layout for Entire Building Includes:
  - 3 Restrooms
  - 2 Warehouse Bays
  - 3 Roll Up Doors
- Several Parking Stalls Available in Front and Side of the Building

### Suite 101 - AVAILABLE FOR LEASE - \$0.89 IG

- ±3,710 SF and includes ±1,100 SF of Office
- E McKellips Rd Frontage
- Available Immediately

### Suite 102 - LEASED

- ±2,200 SF and includes a Warehouse

## Property Overview

Asking Price: \$719,000.00

Address	5025 E McKellips Rd Mesa, AZ 85205
Price	\$719,000.00
Year Built	2000
Total Bldg SQ FT	±5,910 SF
Parcel	141-35-027



**POWER**  
208/120 V  
225 Amps  
3 Ph



**AIR  
CONDITIONED  
OFFICE**



**EVAP  
COOLED  
WAREHOUSE**



**ROLL UP DOORS**  
2 (12'x20')  
1 (10'x12')



**ZONED  
M-1**

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. Effective 10 07 19



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## Property Demographics

CoStar (2019)	1 MI	3 MI	5 MI
2019 Total Population:	6,754	83,276	217,566
2024 Population:	7,463	88,909	232,931
Pop Growth 2019-2024:	2.02%	1.32%	1.37%
2019 Households	3,107	34,610	87,697
Average Age	52.1	49.9	44.8
Median HH Income	\$60,428	\$60,461	\$59,335

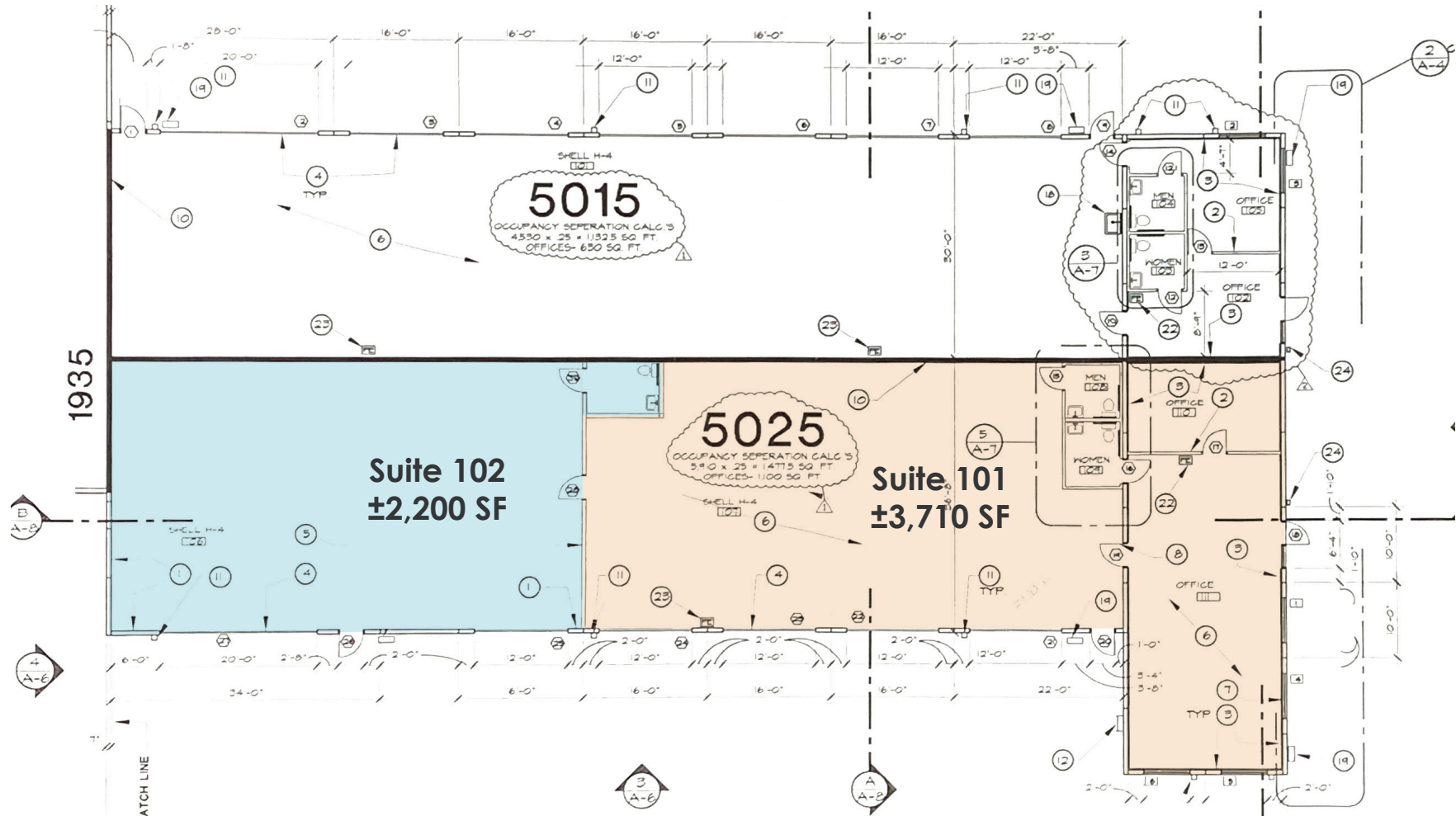
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For Sale - 5025  
**±5,910 SF**

For Lease - Suite 101  
**±3,710 SF**





# 5025 E MCKELLIPS RD



LOOP  
202

 **BOEING**

  
Mesa - Falcon Field Airport

  
**Walmart**  
Save money. Live better.

  
**STAPLES**  
**Walmart**  
Save money. Live better.

  
 **fry's**  **Bank of America**  **Village Inn**   
 **STARBUCKS**   **KOHL'S**   **Auto Zone**   **BURGER KING**

**SUBJECT  
PROPERTY**

  
 **McDonald's**   **Taco Bell**   **Shell**   **IHOP**   
 **Bashas'**   **Applebee's**