

# 3512 E SOUTHERN AVENUE

MESA, AZ 85204

*Rare Stand-Alone Retail Building Available For Lease*



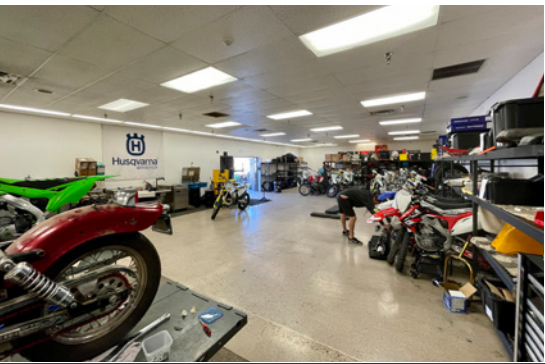
Matt Zaccardi  
D: 480.966.7625  
M: 602.561.1339  
mzaccardi@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC International

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



# Building Details

±6,036 SF  
**\$16.50 NNN**

## Layout Includes:

- Large Retail Showroom
- Storage/Warehouse
- Restroom
- 100% HVAC
- Power: 400A, 208/120V, 3P
- Natural Gas
- 14' Clear Height
- 2,632 SF Gated Yard w/ 8' Rolling Door

## PROPERTY OVERVIEW



**ADDRESS**  
3512 E Southern Ave  
Mesa, AZ 85204



**PARKING**  
8.45/1,000 SF



**TENANCY**  
Single-Tenant



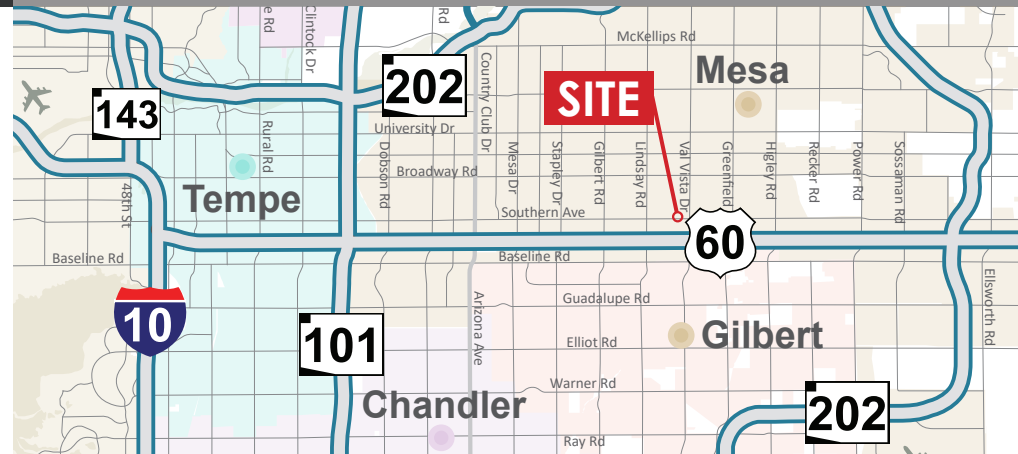
**RENOVATED**  
2015



**BUILDING USE**  
Retail/Flex



**ZONING**  
LC



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 12 17 20



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CRFAC International

**Matt Zaccardi**

M: 480.966.7625

D: 602.561.1339

mzaccardi@cpiaz.com

## Property Location

