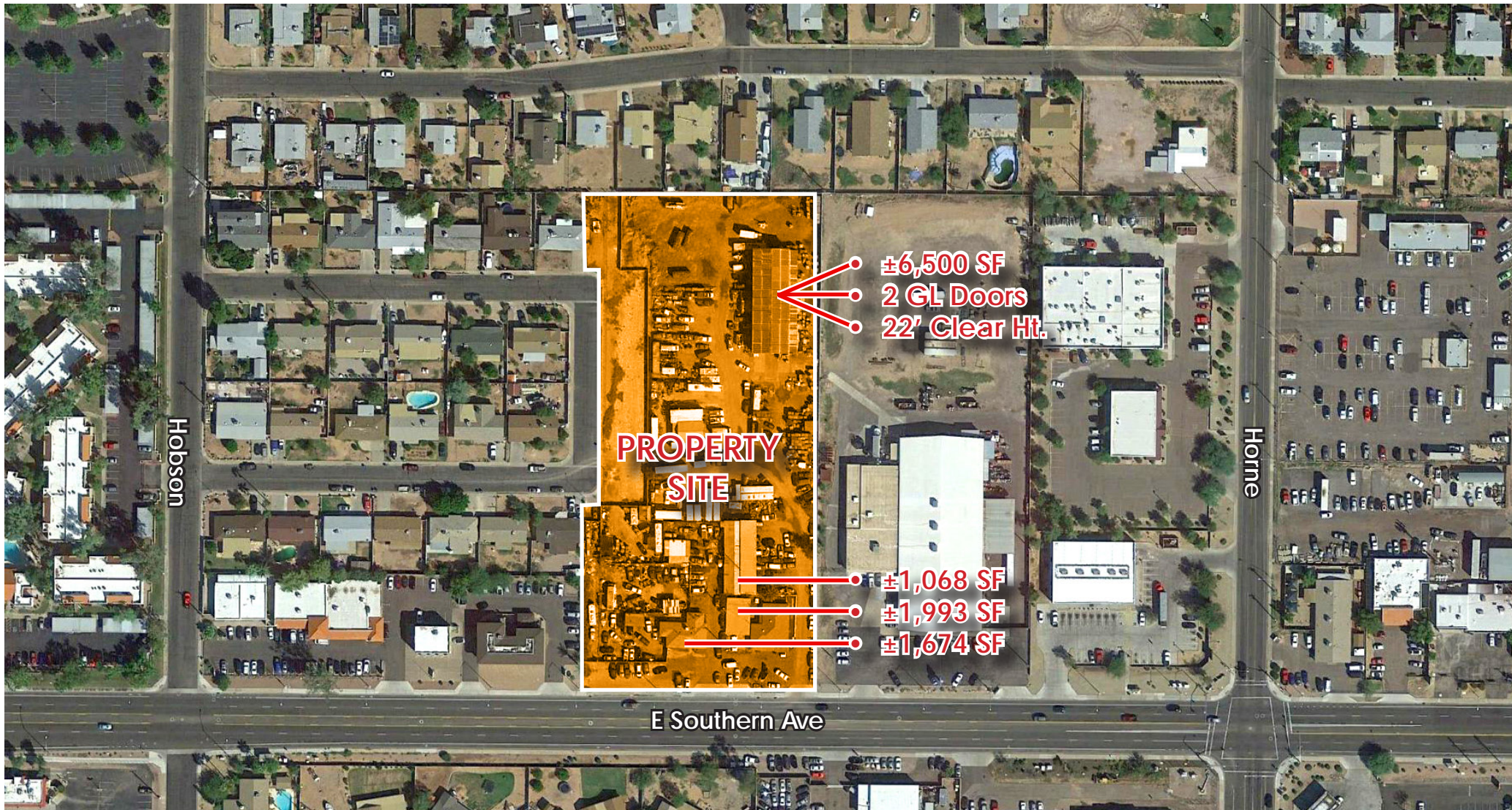


Industrial Property for Sale

666-700 E Southern Ave | Mesa, AZ



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 price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 08 30 18

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SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

666-700 E Southern Ave

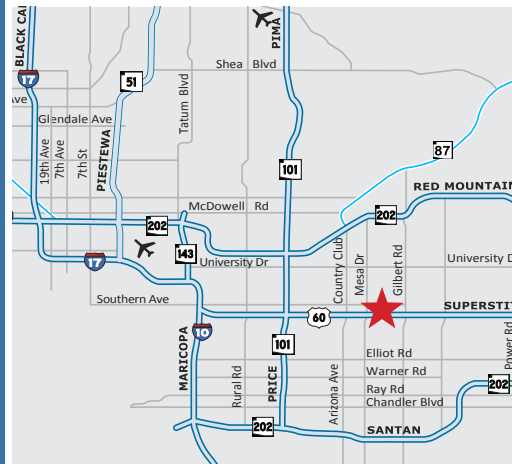
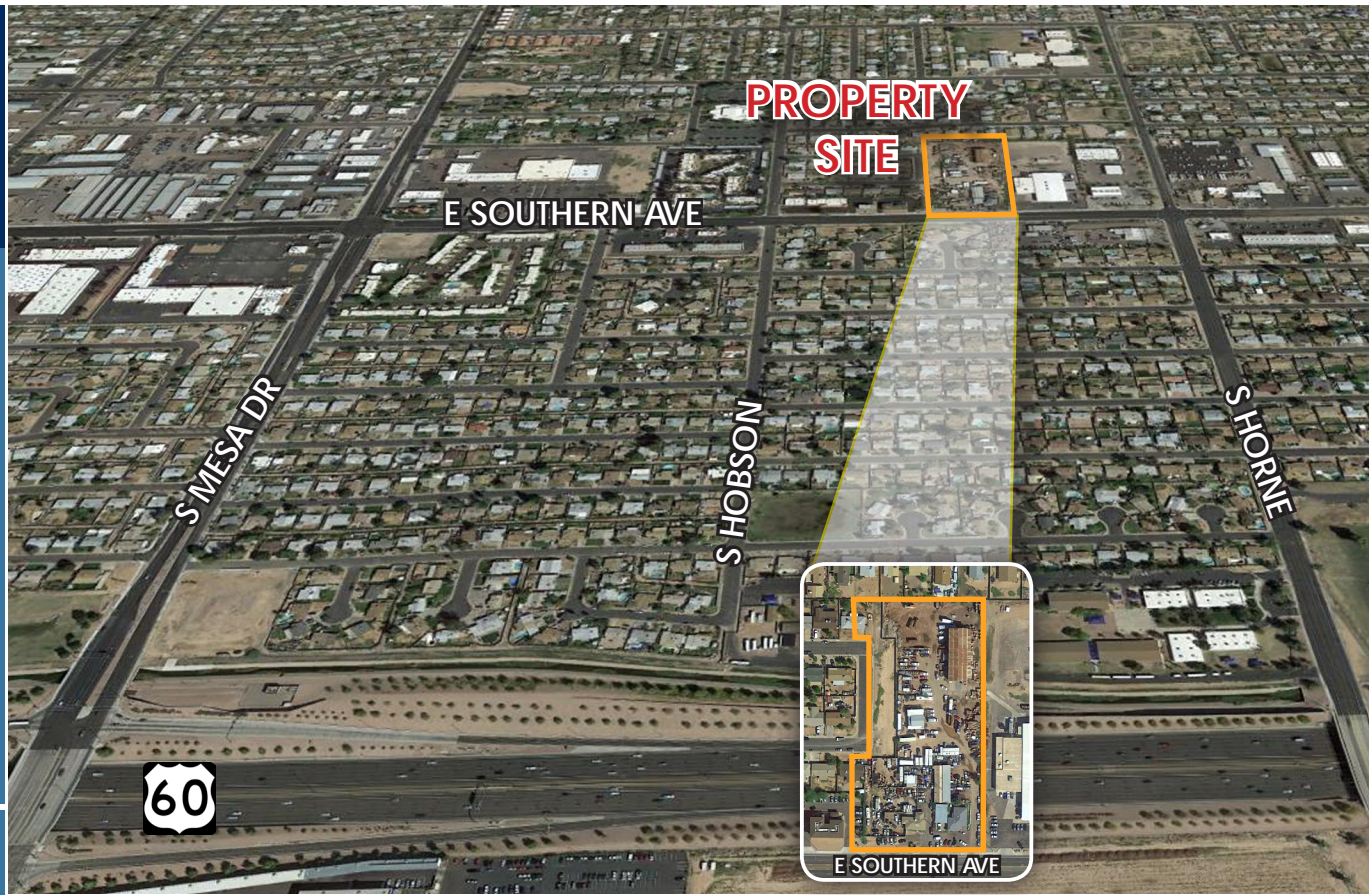
Mesa, AZ



The property fronts on a very busy central street in Mesa. This property is currently seen by over 18,000 cars per day. This property is located less than 2 miles from the 60, and just around the corner from downtown Mesa. This property has tremendous potential for an industrial application.

- ±3.79 Acre Total Land
- ±11,235 SF Building Total
- Zoned I-1 (Light Industrial)
- Finish Grade
- Parcel No.: 139-28-002B, 139-28-002K
- 3-Phase Power

- Tenants are month-to-month and would likely sign longer lease terms if desired by buyer
- Location is great opportunity for street frontage redevelopment near the heart of Downtown Mesa
- Land value priced at industrial zoned rates but with retail frontage added value!



Traffic Count

Collection Street	Cross Street	Traffic Vol	Year	Distance
E Chandler Heights Rd	Senate St W	1,050	2015	0.17 mi
E Chandler Heights Rd	140th St W	9,434	2015	.48 mi
136th St	E Leo Pl S	14,945	2015	0.52 mi
E Chandler Heights Rd	S 132nd St E	10,389	2015	0.60 mi
136th St	E Brooks Farms Rd S	7,148	2015	0.6

Demographics

	1 Mi	3 Mi
Population	21,714	169,959
Households	5,885	59,315
Average Age	30.90	33.40
Median HH Income	\$40,114	\$43,684
Daytime Employees	7,769	74,618

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