

**±73,500 SF INDUSTRIAL WAREHOUSE BUILDING
ON ±4.52 ACRES FOR SALE
303 W Southern Ave, Mesa, AZ**



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MAX SCHUMACHER
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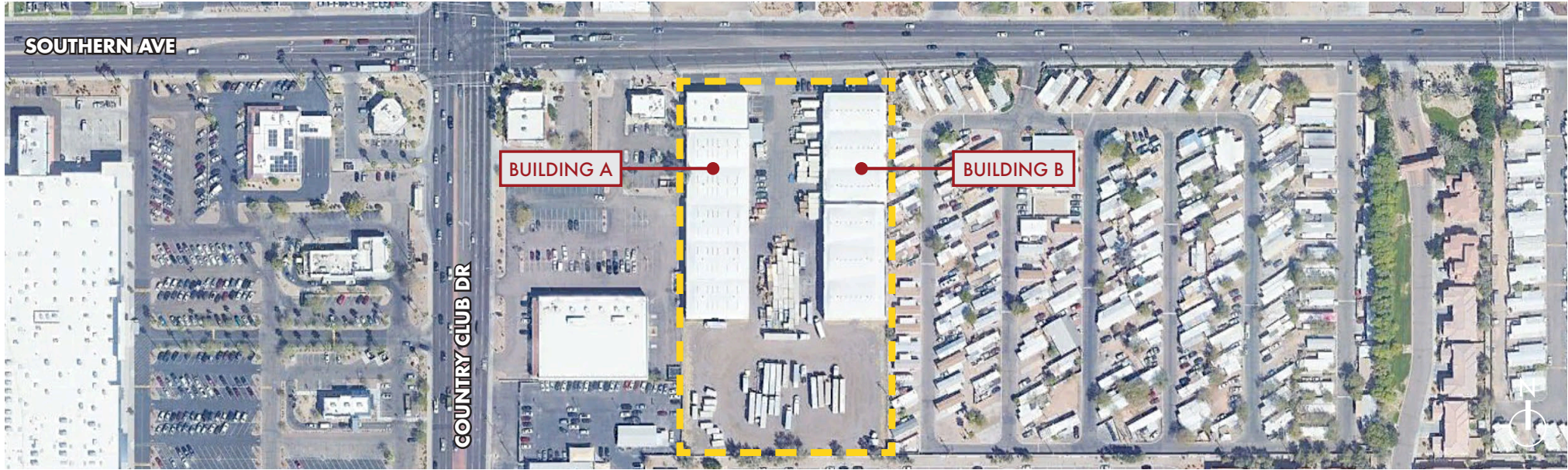
PATRICK SHEEHAN
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FOR SALE

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Site Information



SITE FEATURES

- ±73,500 SF on ±4.52 acres
- Asphalt covering with ±1.64 acre gravel paved yard
- Fire sprinklered warehouses
- Excellent visibility with frontage on Southern Ave
- ±3,500 SF Office
- Twelve (12) oversized grade level loading doors (drive through) with 16' by 12' clearance
- Short term income on portion of Building B
- Truck Scale
- **\$11,000,000**

BUILDING A (±36,500 SF)

- ±1,300 Warehouse storage room
- ±3,500 SF Office
- Five (5) grade level doors 16'x12'
- 18' clear height
- Fire sprinklered
- Power: 3 Phase 400 Amp

BUILDING B (±37,000 SF)

- Seven (7) Grade level doors 16'x12'
- 19'-22' clear height
- Column spacing 19'
- Fire sprinklered
- Power: Single Phase 200 Amp

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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Property Photos

R&G
REIN & GROSSEHME
COMMERCIAL REAL ESTATE



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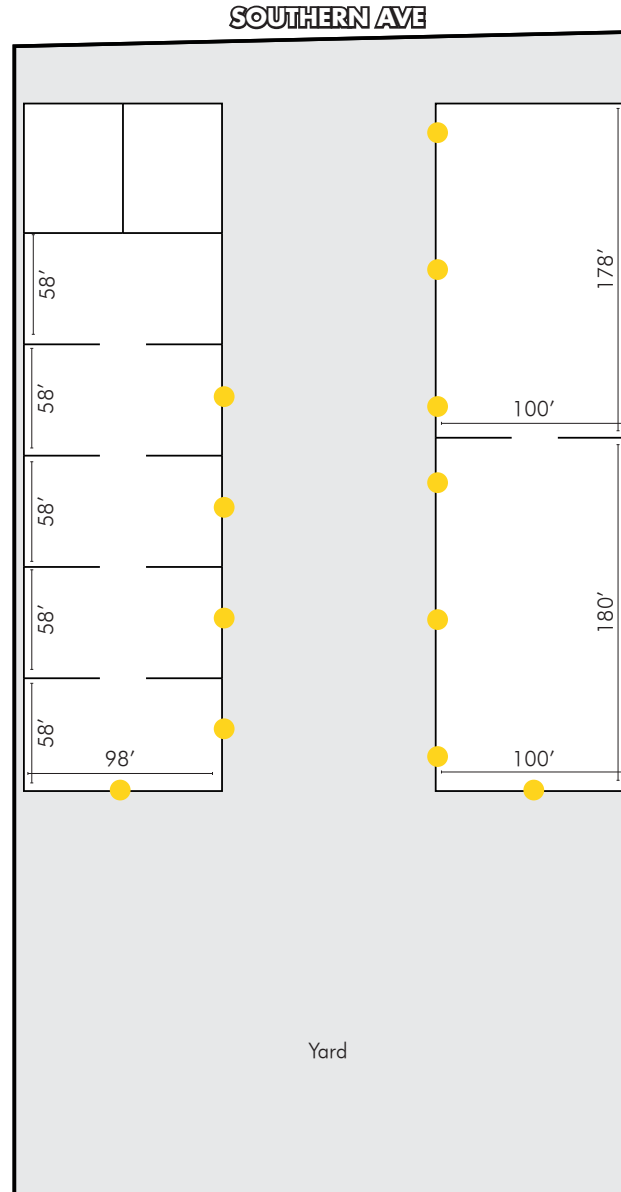
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Site Plan

● Grade Level Door



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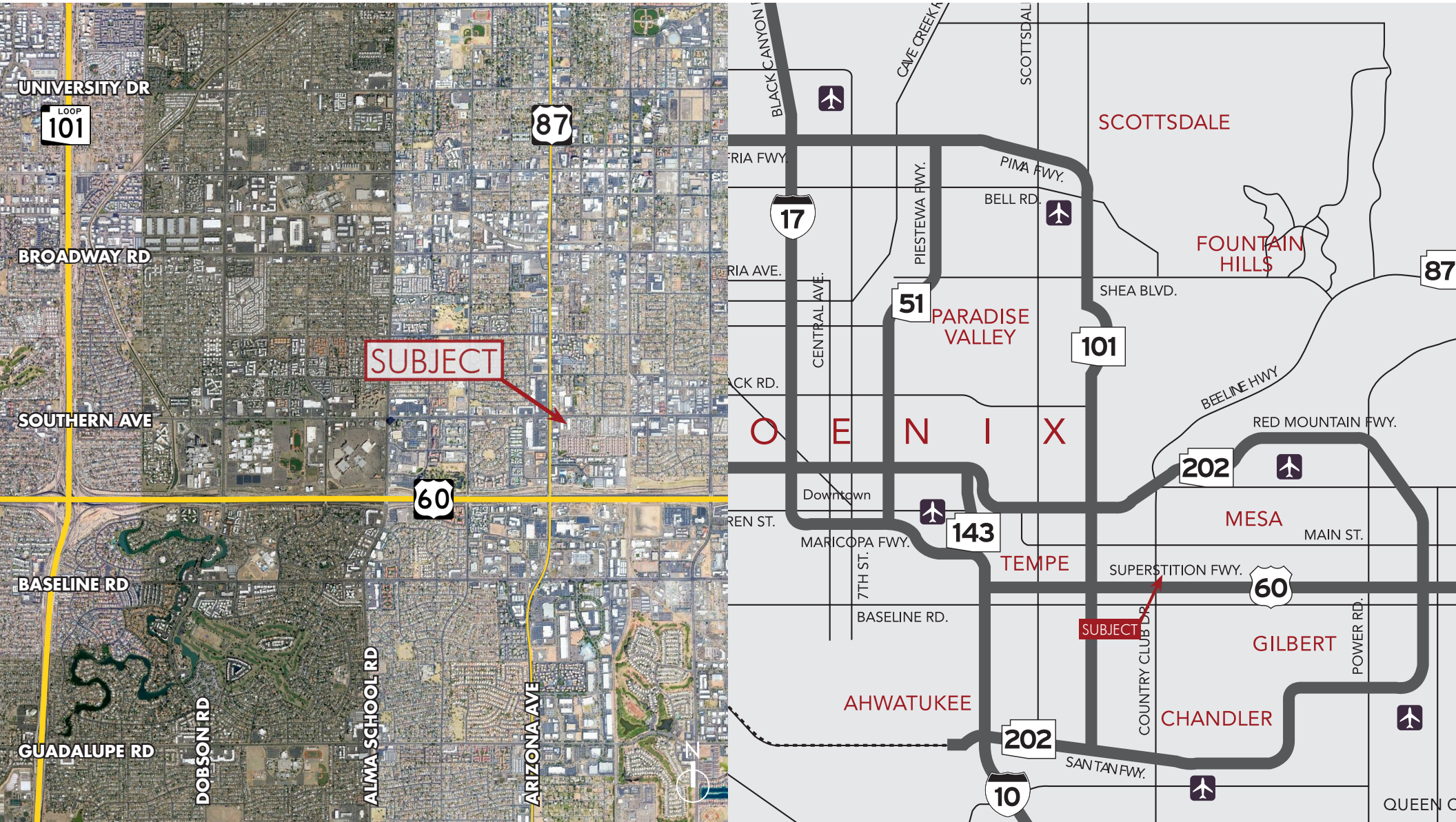
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Location Maps



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