

INDUSTRIAL FACILITY WITH AIRPORT ACCESS AND YARD



AERO 46

7754 EAST VELOCITY WAY, MESA, AZ



±47,621 SF FOR LEASE

MESA GATEWAY AIRPORT

AEROSPACE | DEFENSE | TECHNOLOGY | MANUFACTURING
RENEWABLE ENERGY | CARGO

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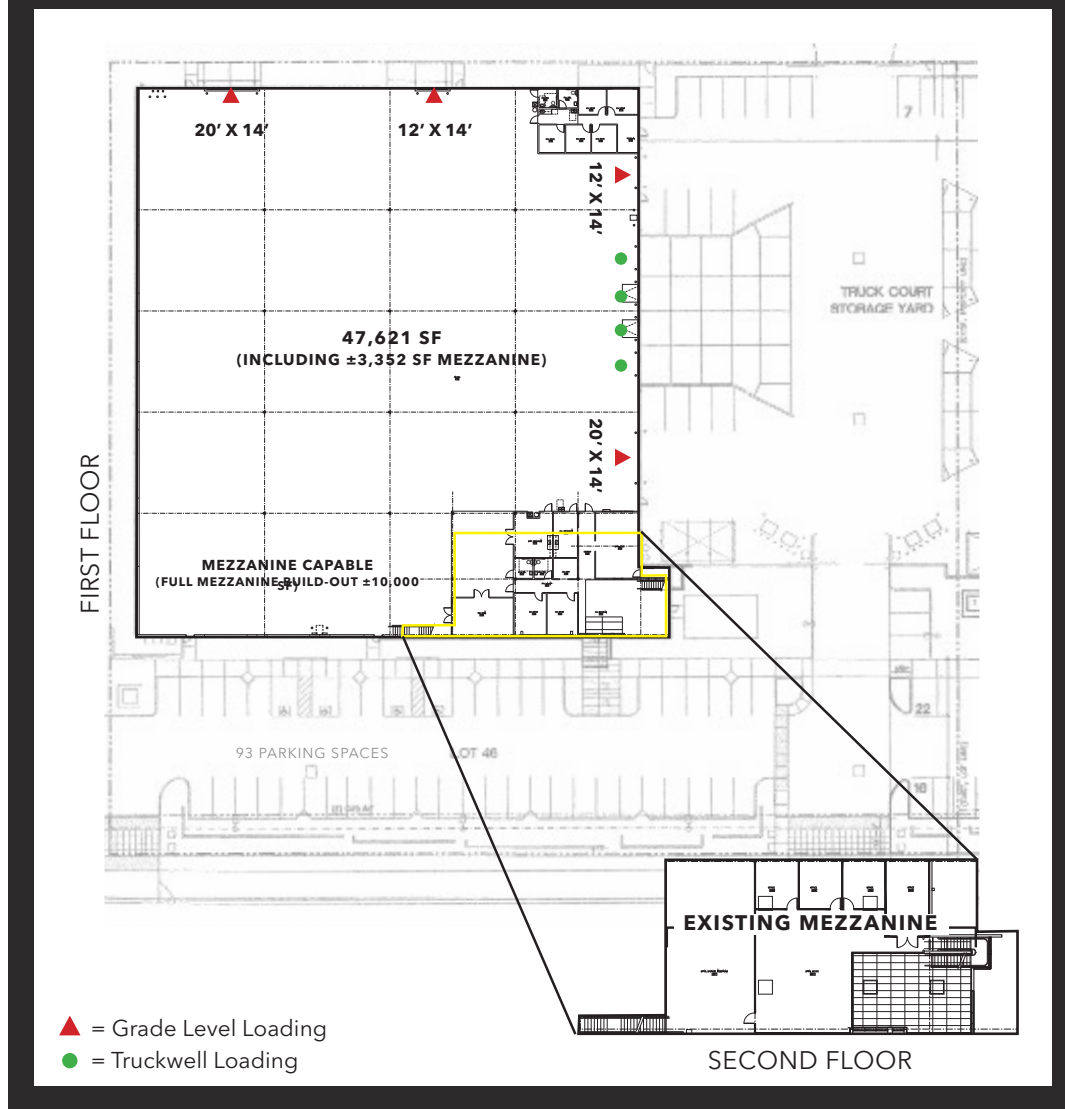
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FEATURES

- Total Building Size: $\pm 47,621$ SF
(Expandable to $\pm 57,621$)
- Front Office: $\pm 6,429$ SF
 - 1st Floor - 3,432 SF
 - 2nd Floor - 2,997 SF
 - Unfinished Mezzanine - 355 SF for storage or additional buildout
 - Potential Total Mezzanine Build-out: $\pm 10,000$ SF
 - Key Card Access
- 93 Parking Spaces
- Warehouse Office: $\pm 1,106$ SF
- Total Land Area: ± 2.42 Acres
- 24' Clear Height
- 4 Truckwells
 - 2 Dock Levelers
- 2 Grade Level Doors (20' X 14')
- 2 Grade Level Doors (12' X 14')
- Fenced Truck Court and Storage Yard
- 1,200 Amps of 277/480V (Expandable)
- 100% HVAC
- Zoning - LI - Light Industrial, City of Mesa
- **\$1.25 NNN**
 - **\$0.23 OPEX**

SITE PLAN



$\pm 47,621$ SF FOR LEASE

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PROPERTY HIGHLIGHTS

- Military Re-use Zone (MRZ)
- Foreign Trade Zone (FTZ)
- Hub Zone
- "Class A" Manufacturing/Warehouse/Distribution Building with Large Fenced Yard
- Zoning - LI - Light Industrial, City of Mesa



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