



For Sale or Lease

**NWC Sycamore Rd & 1st Ave
Mesa, Arizona 85202**

EXCLUSIVELY LISTED BY:

Mark Wilcke

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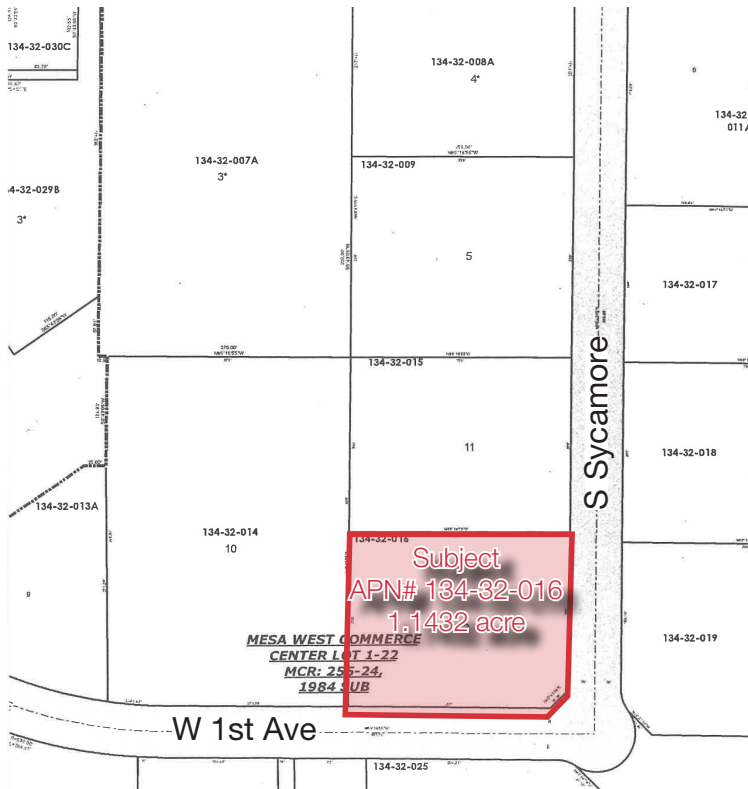
NAIHorizon

The Property

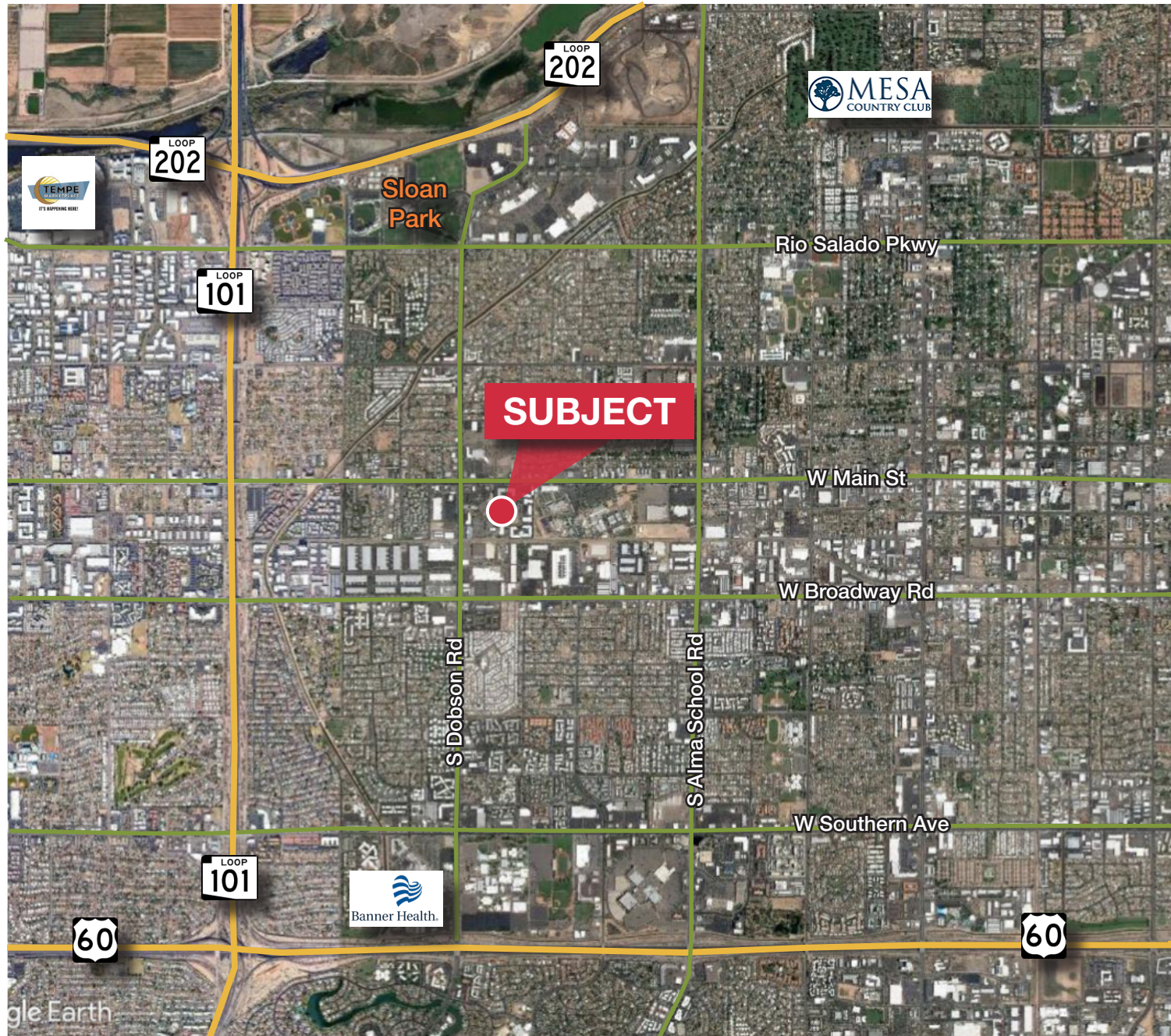
Sale Price	\$423,300.00
Lease Rate	Contact Broker
Primary Use	Industrial Development
Size	1.1432 Acres or 49,800 sq. ft.
Zoning	L-I
Cross Streets	Dobson Road & Main Street

Property Amenities & Highlights

- 1.1432 acre improved industrial lot
- Last available vacant lot in the Industrial Park
- APN: 134-32-016
- Lot 12 Mesa West Commerce Center
- Approx 200 ft of frontage on Sycamore
- Approx 250 ft of frontage on 1st Ave
- LI (Light Industrial)
- No active association (No fee's)
- Owner will consider lease "submit" as yard space
- 2020 property taxes: \$4,449.62
- Ideally located close to Downtown Mesa Area
- Accessible to three (3) freeways: the 202, US 60 and the 101
- Located within the Mesa Opportunity Zone



Area Aerial



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED MESA, IN THE
COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS
FOLLOWS:

Lot 12, of MESA WEST COMMERCE CENTER, according to the plat recorded in Book 255 of Maps, page 24, records of Maricopa County, Arizona.

AREA

49,800 S.F. or 1.1432 Acres

NOTES

1. This survey is on file at the Department of Commerce prepared by Chicago Title Agency, Inc. File No. C06610-309-SF-LRA, dated June 1, 2020.
2. The Surveyor has relied on said statement of ownership to disclose all matters affecting the title of the property. The Surveyor has not conducted an investigation or independent search for encumbrances of record, unrecorded encumbrances, restrictive covenants, easements, or any other matters that may affect the title of the property.
3. This property lies in Flood Zone X-Shaded (Areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas of 1% annual chance of flood with average depths of 1 foot or more). FIRM NO. 040123CZ0501 prepared by FEMA on November 4, 2015.
4. This property is zoned L-1 by the City of Chicago.
5. There are no buildings on this property.
6. The Basis of Bearings shown herein is the monument line of South Sacramento, being South 00°47'05" West as taken from the plat of this subdivision.
7. © Copyright 2020. These drawings are an instrument of service and are the property of Land Survey Services, P.C. No reproduction or use of design concepts are allowed without written permission of Land Survey Services, P.C. All other rights are reserved and may be subject to local action.

CERTIFICATION

To Chicago Title Insurance Company, Chicago Title Agency, Inc. and Richard Menkin*

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7(a)(b)(1)(c), 8, 10, 11, 16, 18, and 19 from Table A thereof. The field work was completed on June 17, 2020.

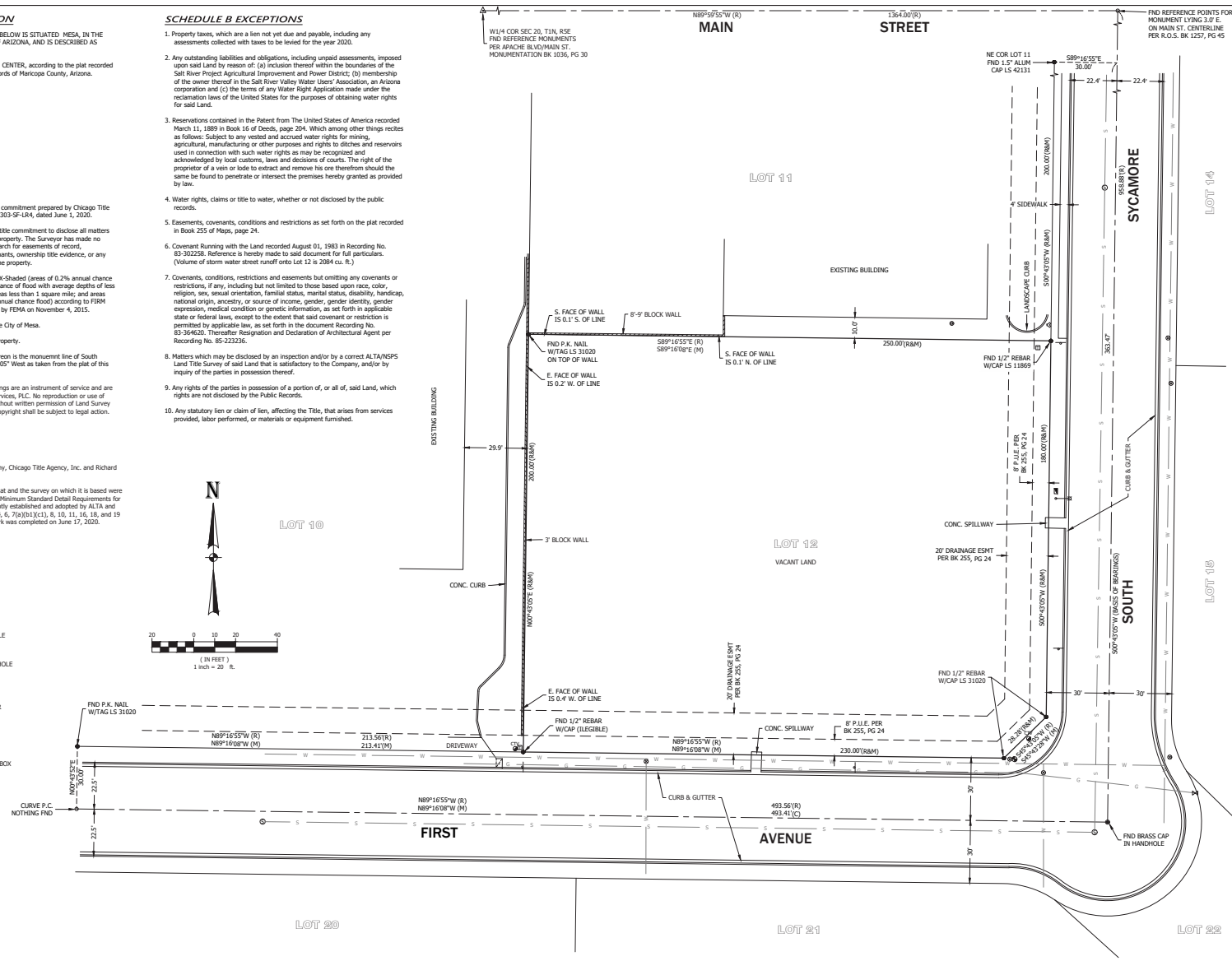
Thomas L. Rope, R.L.S. No. 21081

LEGEND

- | | |
|---|-------------------------|
|  | SECTION CORNER |
|  | BRASS CAP IN HANDHOLE |
|  | MONUMENT AS NOTED |
|  | SANITARY SEWER MANHOLE |
|  | SEWER CLEANOUT |
|  | WATER VALVE |
|  | FIRE DEPT. CONNECTOR |
|  | FIRE HYDRANT |
|  | CABLE TV BOX |
|  | GAS VALVE |
|  | ELECTRICAL JUNCTION BOX |
|  | STREET LIGHT |
|  | TELEPHONE BOX |
|  | SIGN |
| (C) | CALCULATED |
| (M) | MEASURED |
| (R) | RECORD |
|  | MASONRY WALL |
|  | PROPERTY LINE |
|  | EASEMENT LINE |
|  | GAS LINE |
|  | SANITARY SEWER LINE |
|  | WATER LINE |

SCHEDULE B EXCEPTIONS

- Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2020.
- Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the State of Arizona and the Salt River Valley Water Users' Association; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation; and (c) inclusion of said Land within the boundaries of the State of Arizona and the Salt River Valley Water Users' Association, an Arizona corporation.
- Reservations contained in the Patent from the United States of America recorded Map No. 1889 in Book 16 of Deeds, page 204. Which among other things recites as follows: Subject to any vested and accrued water rights for mining, agriculture, manufacturing or other purposes water rights to ditches and reservoirs owned by the United States of America shall be recognized and acknowledged by local courts, laws and decisions of courts. The right of the United States of America to acquire water rights in the future shall not be the same but found to generate or intersect the premises hereby granted as provided by law.
- Water rights, claims or title to water, and whether or not disclosed by the public recorder of a vein or lode or claim to water and whether or not disclosed by the public recorder.
- Easements, covenants, conditions or restrictions as set forth on the plat recorded in Book 255 of Maps, page 24.
- Covenant running with the Land recorded August 01, 1963 in Recording No. 83-302258. Reference is hereby made to said document for full particulars. (Volume of storm water street runoff onto lot 12 is 2084 cu. ft.)
- Covenants, conditions, restrictions and easements but excluding any covenants or restrictions that are in violation of and limited by those laws upon race, color, religion, sex, sexual orientation, family status, marital status, disability, handicap, ancestry, national origin, or ethnicity. This includes but is not limited to gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is in compliance with applicable law. (See also the Declaration of the parties to 83-364626, Further Reassignment and Declaration of Architectural Agent per recording of 83-364626)
- Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
- Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the Public Records.
- Any statutory lien or claim of lien, affecting the Title, that arises from services provided by the Company, or any subcontractor, or any other person or entity.



Land Survey Services PLC
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ALTA/NSPS LAND TITLE SURVEY
A PART OF THE SOUTHWEST QUARTER OF SECTION 20
T1N, R5E, G.&S.R.-B.-M., MARICOPA COUNTY, ARIZONA



Drawn By:	Thomas Rope
Date:	JUNE 2020
Job No.:	20051
Sheet No.:	

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For More Information Contact:

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