

INDUSTRIAL CONDO FOR SALE/LEASE

The Commons at Superstition Springs

7447 E. SOUTHERN AVE. #107-108

Mesa, AZ 85209

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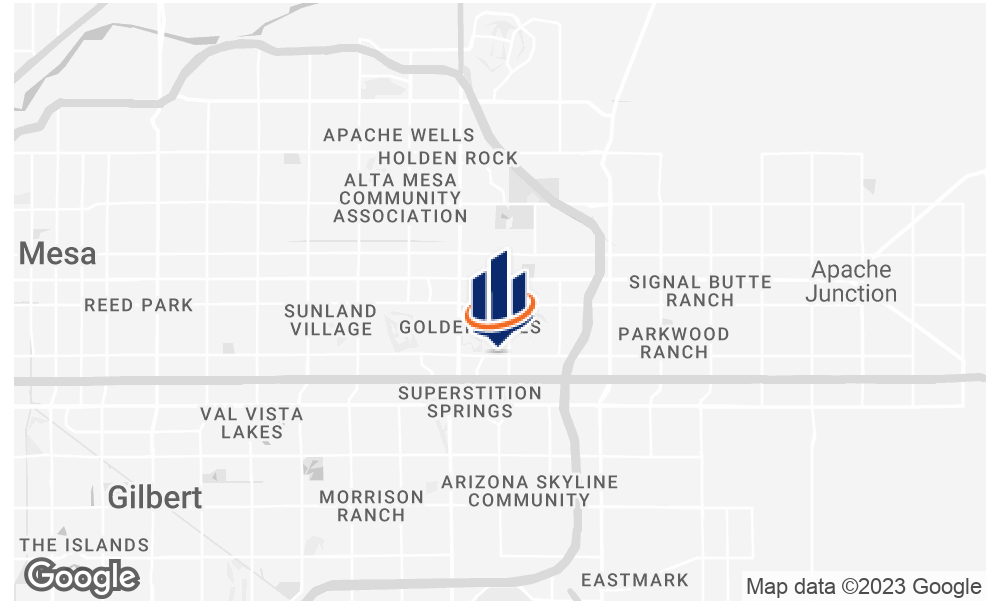
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PROPERTY SUMMARY



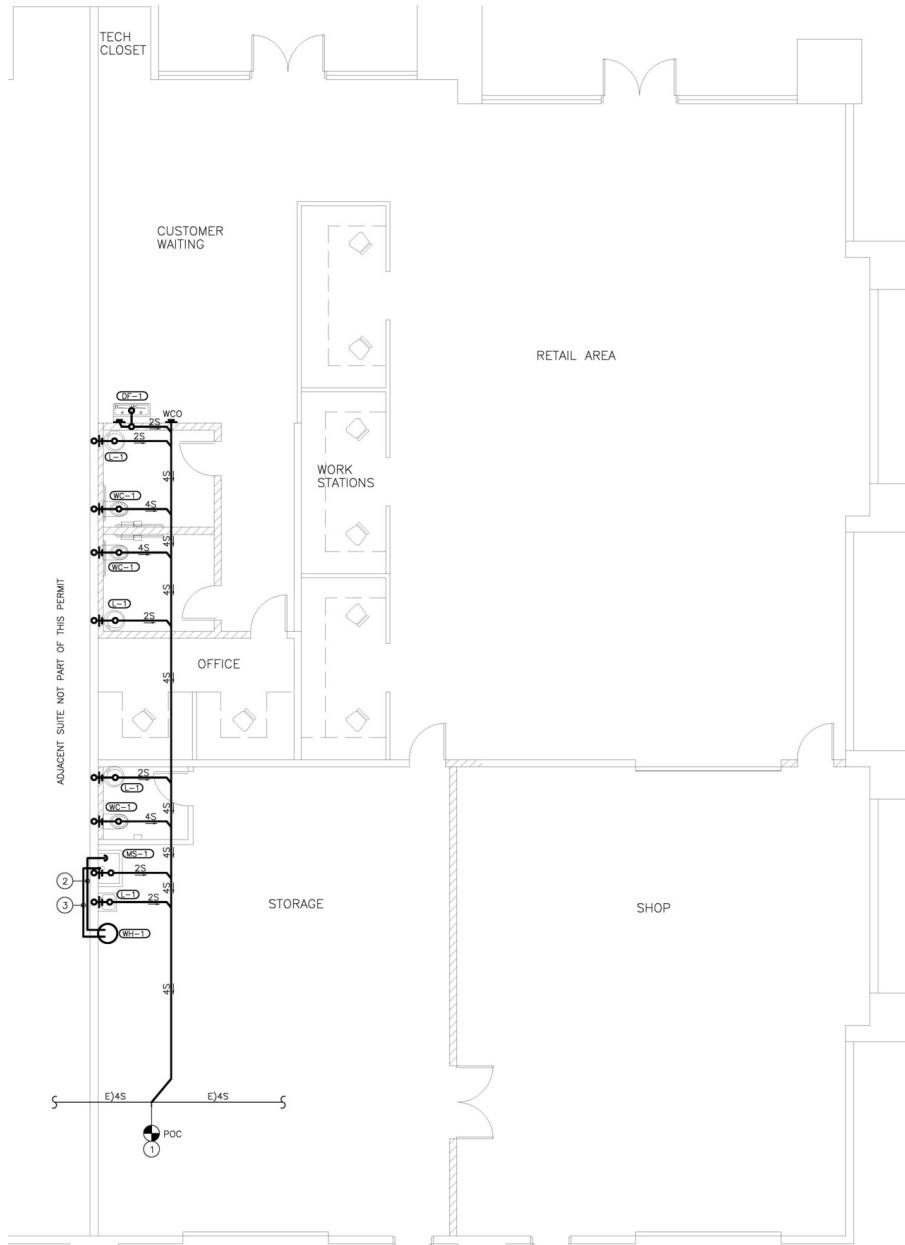
OFFERING SUMMARY

SALE PRICE:	\$1,325,000 \$223 PSF
LEASE RATE:	\$14.40 per year (NNN)
BUILDING SIZE:	5,953 SF
YEAR BUILT:	2008
ZONING:	LI
APN:	218-56-954, 218-56-955
CAM FEE:	\$597.41/Mo
2022 PROPERTY TAXES:	\$8,931.68

PROPERTY HIGHLIGHTS

- Owner User Flex Condo Unit For Sale -Or- Lease
- Ideal Open Floorplan for a Wide Range of Uses
- ±60%/40% Office to Warehouse Space
- ±19' Clear Height | Two (2) - 12' Grade Level Roll-Up Doors
- Fully Air-Conditioned
- 208/120 3-Phase Power
- Prime Location Off of the US-60
- Co-Broke - 2.5%

PROPERTY DESCRIPTION



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SVN is pleased to introduce a ±5,953 sq ft flex office space located in the Commons at Superstition Springs. This modern space offers an approximate 60% office/showroom buildout and 40% warehouse space, making it perfect for businesses looking for a versatile environment that can cater to a range of needs. The unit offers a fully air-conditioned warehouse and 208/120 3-phase power. In addition to two 12' roll-up doors to the warehouse, the unit also includes a roll-up door from the warehouse to the showroom. Additionally, this end cap unit within the complex offers frontage to Southern Ave.

LOCATION DESCRIPTION

The subject property is conveniently located in Mesa, AZ, near the US 60 and Sossaman Rd, within the Commons at Superstitions Springs, with direct frontage to Southern Ave, a high-traffic thoroughfare. The building is surrounded by an abundance of retail amenities, including the Superstition Springs Center, Costco, Target, and countless shops and restaurants. The property has immediate access to the US 60 via a full-diamond interchange at Power Rd. in addition to a half-diamond interchange at Sossaman Rd. Within minutes is access to the Loop 202 Freeway providing short drive times to the entire southeast valley.

ADDITIONAL PHOTOS



US-60

E HAMPTON AVE

E SOUTHERN AVE

S SOSSAMAN RD





DESERT COMMERCIAL ADVISORS

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