

±47,944 SF FREESTANDING WAREHOUSE ON ±3.68 ACRES

FOR SALE OR LEASE



840 E BASELINE RD

840 E BASELINE RD | MESA, AZ 85204

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Hopewell
DEVELOPMENT

CBRE

SITE PLAN

PROPERTY FEATURES

- › ±47,944 SF freestanding warehouse, distribution, or manufacturing building
- › ±1,500 SF speculative office suite
- › Delivery Q4 2022
- › Situated on ±3.68 acres (±160,123 SF land)
- › 1,600 Amps, 277/480V electrical service available
- › ±28' clear height in warehouse
- › Tilt concrete construction
- › Zoned LI, Light Industrial (City of Mesa)
- › Visibility and signage on Baseline Road
- › R-38 Insulation
- › ESFR Sprinklers



BUILDING FEATURES



- › LED lights with motion sensor in warehouse



- › 12 truckwell doors and 2 grade-level doors



- › Divisible at ±20,000 SF



- › Flow through vehicle traffic pattern



- › Fenced secure rear yard with two access points

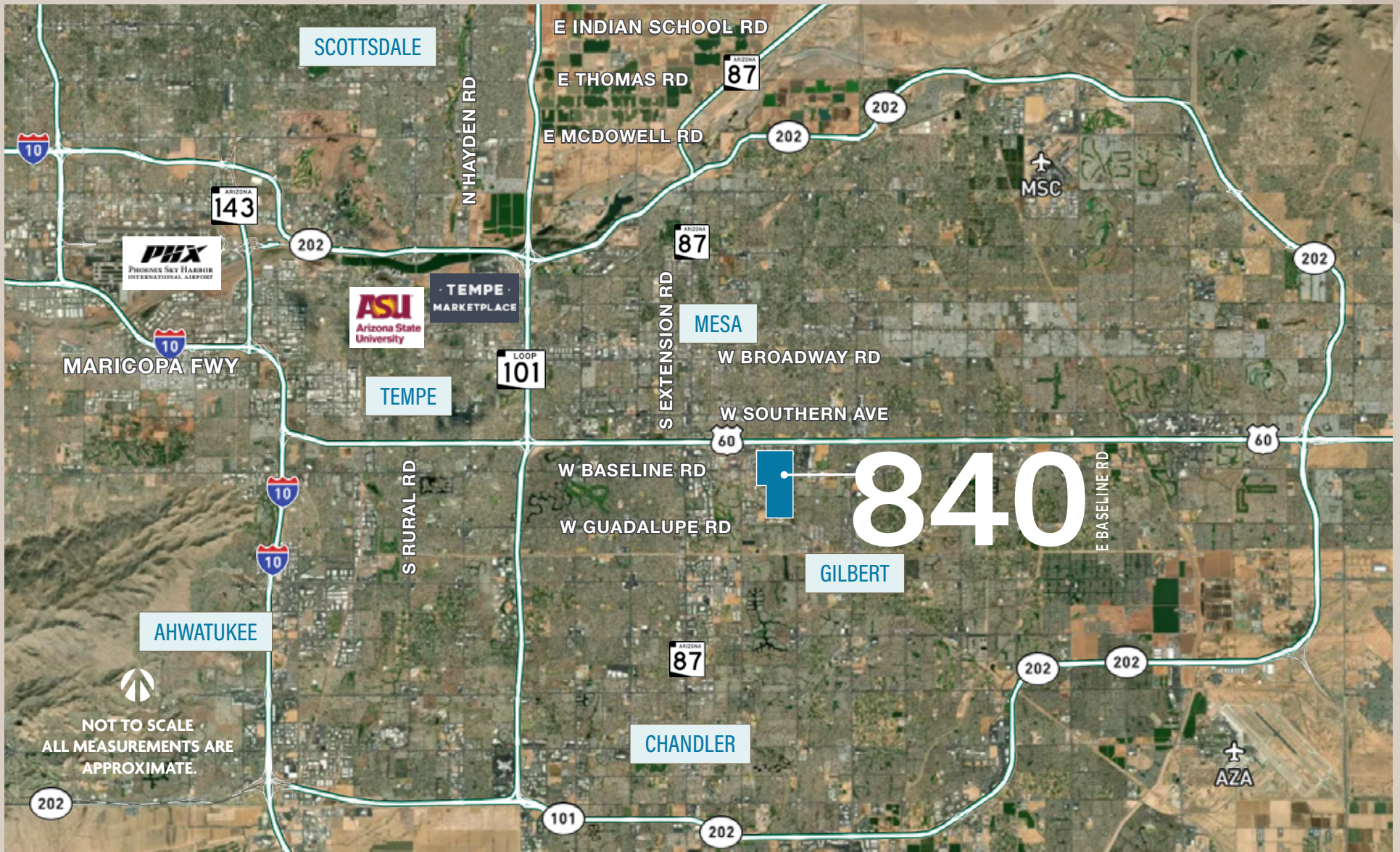


- › 75 parking stalls

AREA AMENITIES




 NOT TO SCALE
 ALL MEASUREMENTS ARE
 APPROXIMATE.



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