

AERO 46

7754 EAST VELOCITY WAY
MESA, AZ

±47,621 SF FOR LEASE
INDUSTRIAL FACILITY
WITH YARD



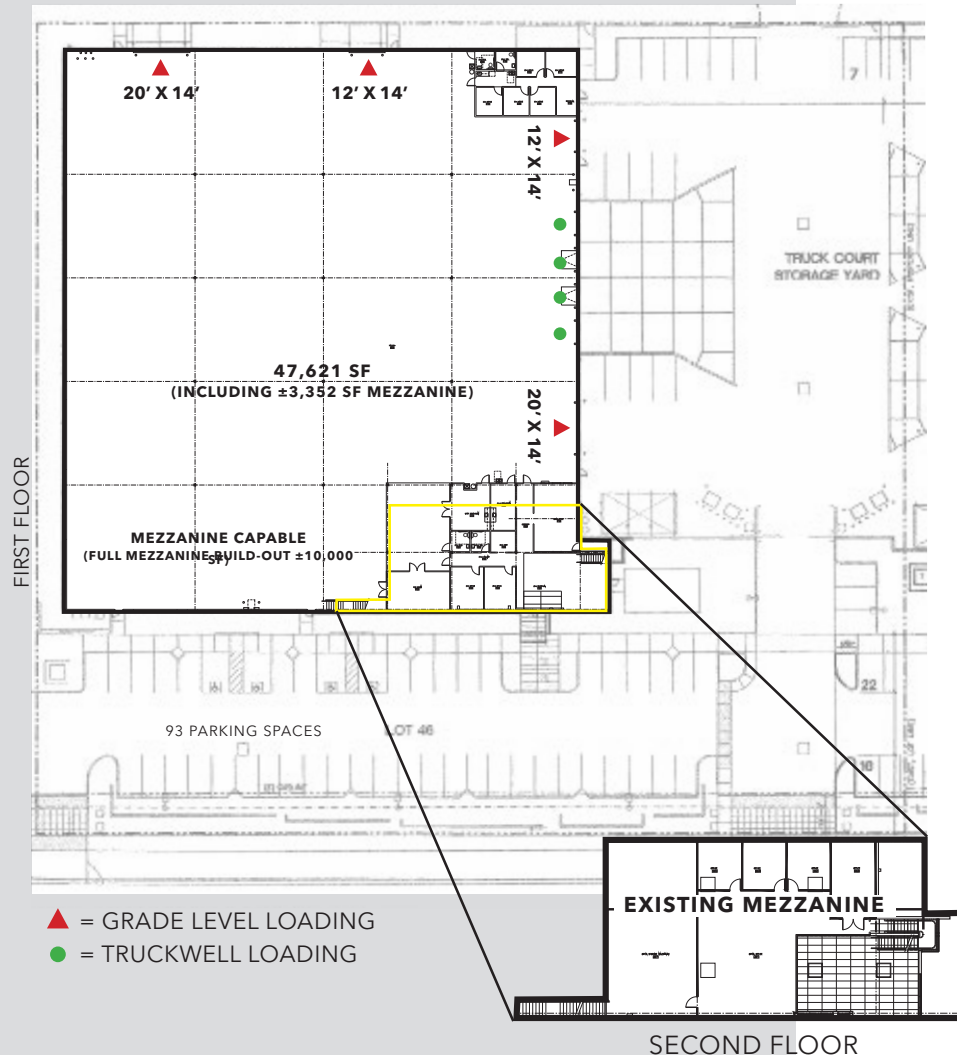
PHOENIX-MESA GATEWAY AIRPORT

AEROSPACE | DEFENSE | TECHNOLOGY | MANUFACTURING | RENEWABLE ENERGY | CARGO

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FEATURES

- Total Building Size: ±47,621 SF
(Expandable to ±57,621)
- Front Office: ±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: ±10,000 SF
- Warehouse Office: ±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)
- EVAP Cooled Warehouse
- Zoning - LI - Light Industrial, City of Mesa
- \$0.80 NNN
 - (Estimated Operating Expenses: \$0.15/SF)

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COMMERCIAL REAL ESTATE SERVICES

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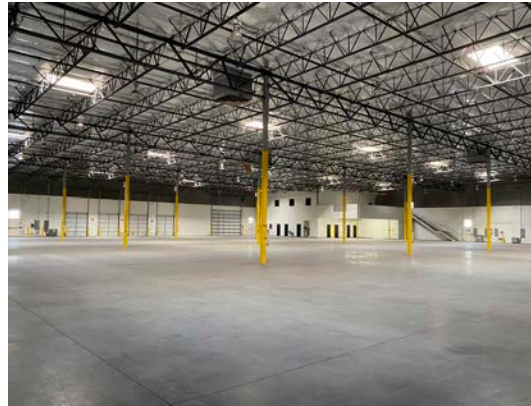
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FENCED TRUCK COURT



- Huge Tax Incentives Available
- Military Re-use Zone (MRZ)
- Hub Zone/ Foreign Trade Zone
- "Class A" Manufacturing/Warehouse/
Distribution Building with Large Fenced Yard
- Available: ±47,621 SF
- Zoning - LI - Light Industrial, City of Mesa



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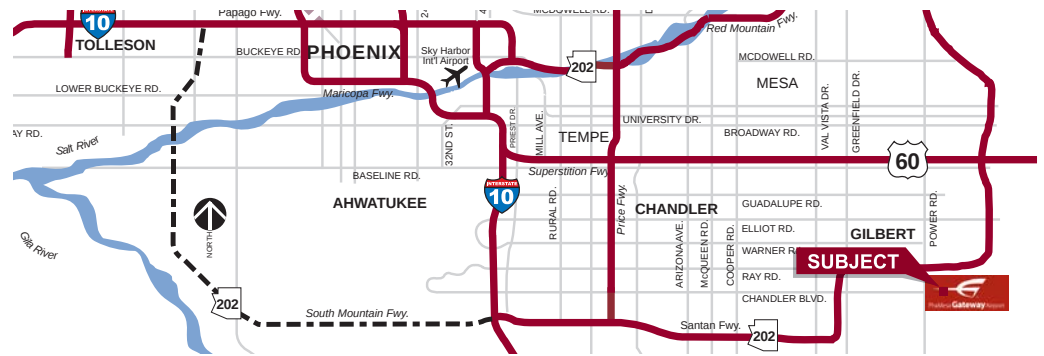


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