



\$1,750,000 (\$282/SF)

1918 N HIGLEY RD, MESA, AZ 85205

INDUSTRIAL AVAILABLE FOR SALE

Contact an Exclusive Listing Agent

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Paul Woods

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Andy Jaffe

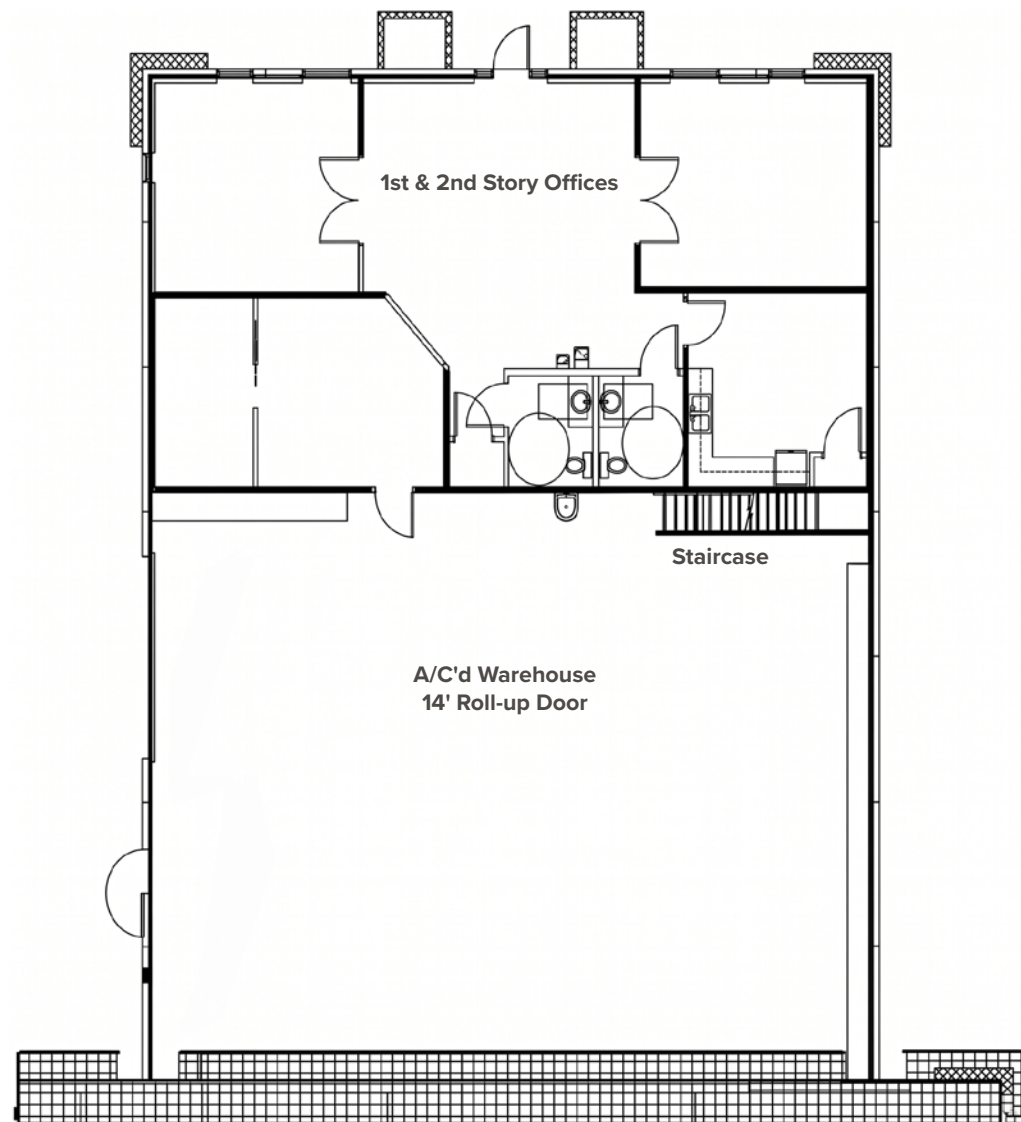
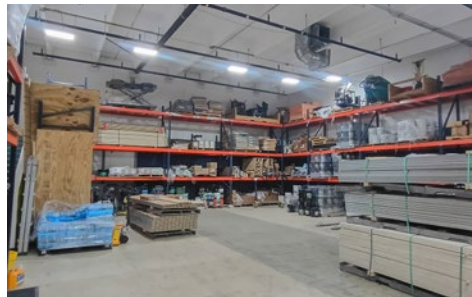
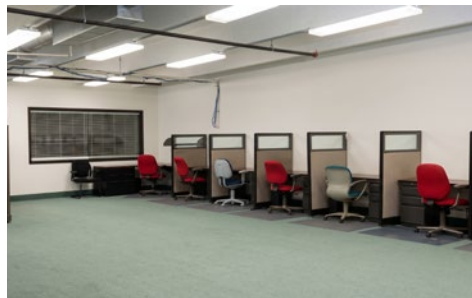
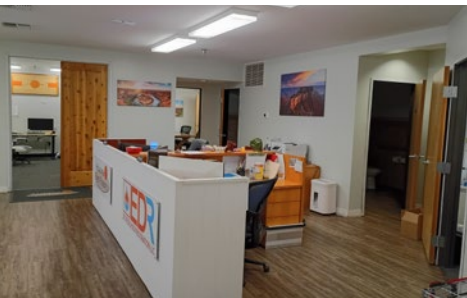
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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PROPERTY FEATURES

- ±6,200 SF Industrial/Office Building with Yard
- ±2,200 SF A/C'd Warehouse with ±4,000 SF Office Space (±2,000 SF Main Floor & ±2,000 SF Mezzanine)
- ±3,200 SF Gated Yard
- Currently leased; Tenant will be out by October 1, 2026
- 14' Roll Up Door
- Approx. 18' Clear Height
- 600 Amps Electric *to be confirmed by buyer
- Sprinkler System
- LED Lighting
- Close Proximity to Falcon Field Airport and Easy Access to the Loop 202 Freeway



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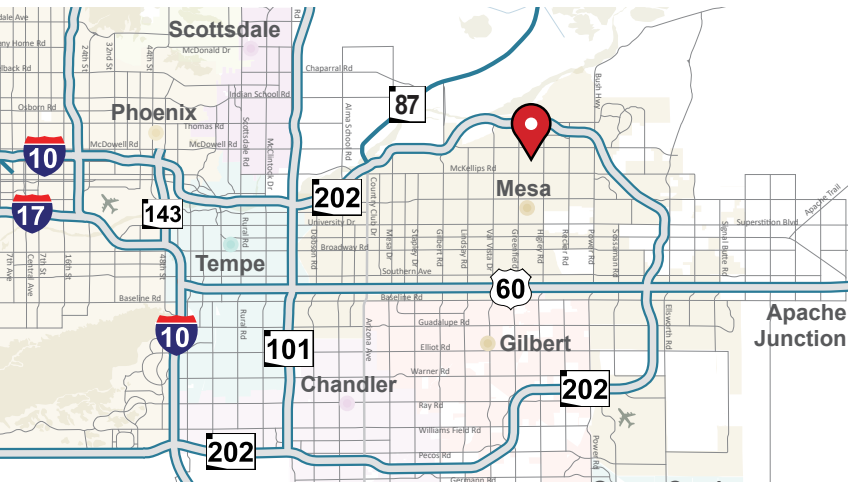


COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

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