

1301 W Broadway Rd

Mesa, Arizona 85202

FOR SALE

±53,900 SF on 4 acres
Freestanding Showroom
Office with Mfg. &
Fabrication



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

A one of a kind manufacturing, fabrication, showroom and office on approximately 4.0 acres, zoned C-3 City of Mesa. The property can accommodate automotive repair, sales, and light industrial. Traffic count is over 35,000 cars per day traveling east and west with a digital monument sign on Broadway Road.

PROPERTY FEATURES:

BUILDING SIZE	±53,900 SF
MFG./ WAREHOUSE SIZE	±18,000 SF
OFFICE/ SHOWROOM SIZE	±12,490 SF
METAL FABRICATION SIZE	±23,410 SF
DIVISIBLE	POTENTIALLY
LOT SIZE	±3.99 Acres
YEAR BUILT	1974, remodeled 2013
ZONING	C-3

LOCATION FEATURES:

- Recognizable Address
- Excellent digital signage and Broadway Road frontage
- Excellent Proximity to Loop 101, Loop 202, US-60 Freeways, Metro Light Rail and Bus Line
- Near Fiesta Mall, Mesa Community College, Desert Samaritan Hospital, and East Valley Institute of Technology

TRAFFIC COUNTS:

- Broadway Rd (E/W): 33,036 / 35,832 VPD
- Alma School Rd (N/S): 33,538 / 42,156 VPD

For Sale: \$3,200,000 (\$59.36/SF)

STEIN KOSS, SIOR

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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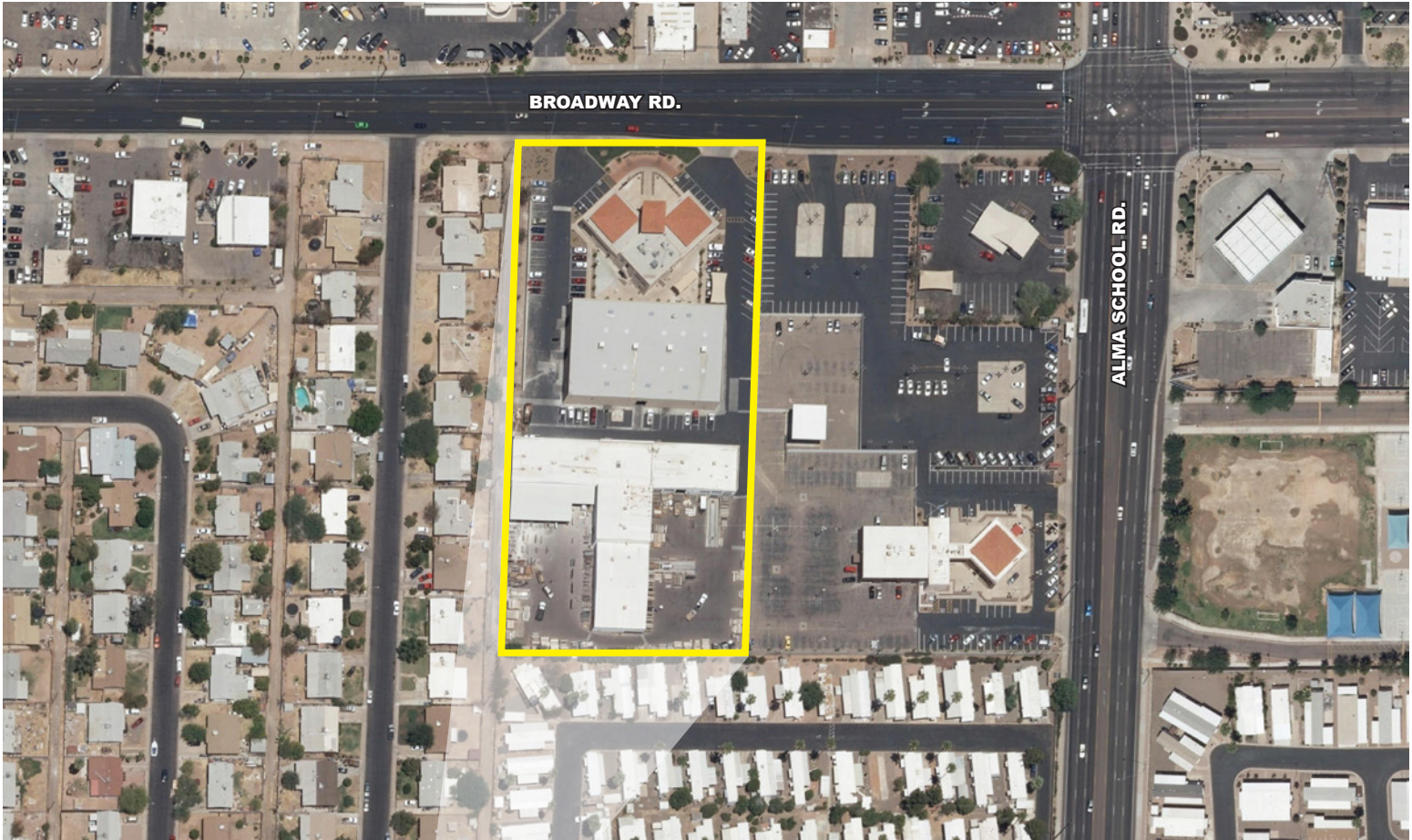
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