



Gateway Mesa Station

1833 W Main St | Mesa, AZ



INDUSTRIAL/FLEX &
OFFICE SPACES FOR LEASE

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FEATURES



Adjacent to
Light Rail Stop



3.1 : 1,000
Parking Ratio



L1 Zoning
Light Industrial



Monument & Suite
Signage Available



Located in an
Opportunity Zone



Solar-Tinted Glass
Store Fronts



1 Mile From
Loop 101



NNN
Rental Structure





SITE PLAN



AVAILABLE SUITES

SUITE(S) #	SIZE
103-104	±4,550 SF
110-111	±3,570 SF
136-137	±3,926 SF

**SPACES RANGE FROM
±1,004 SF TO ±6,565 SF
WITH A DIVERSE RANGE
OF TENANTS**

- AVAILABLE OFFICE
- AVAILABLE FLEX/INDUSTRIAL
- GRADE LEVEL DOORS
- ▲ HVAC
- ▲ EVAP

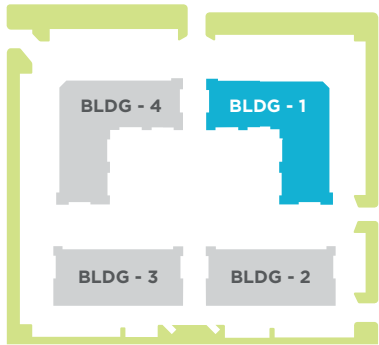








SUITE 103-104

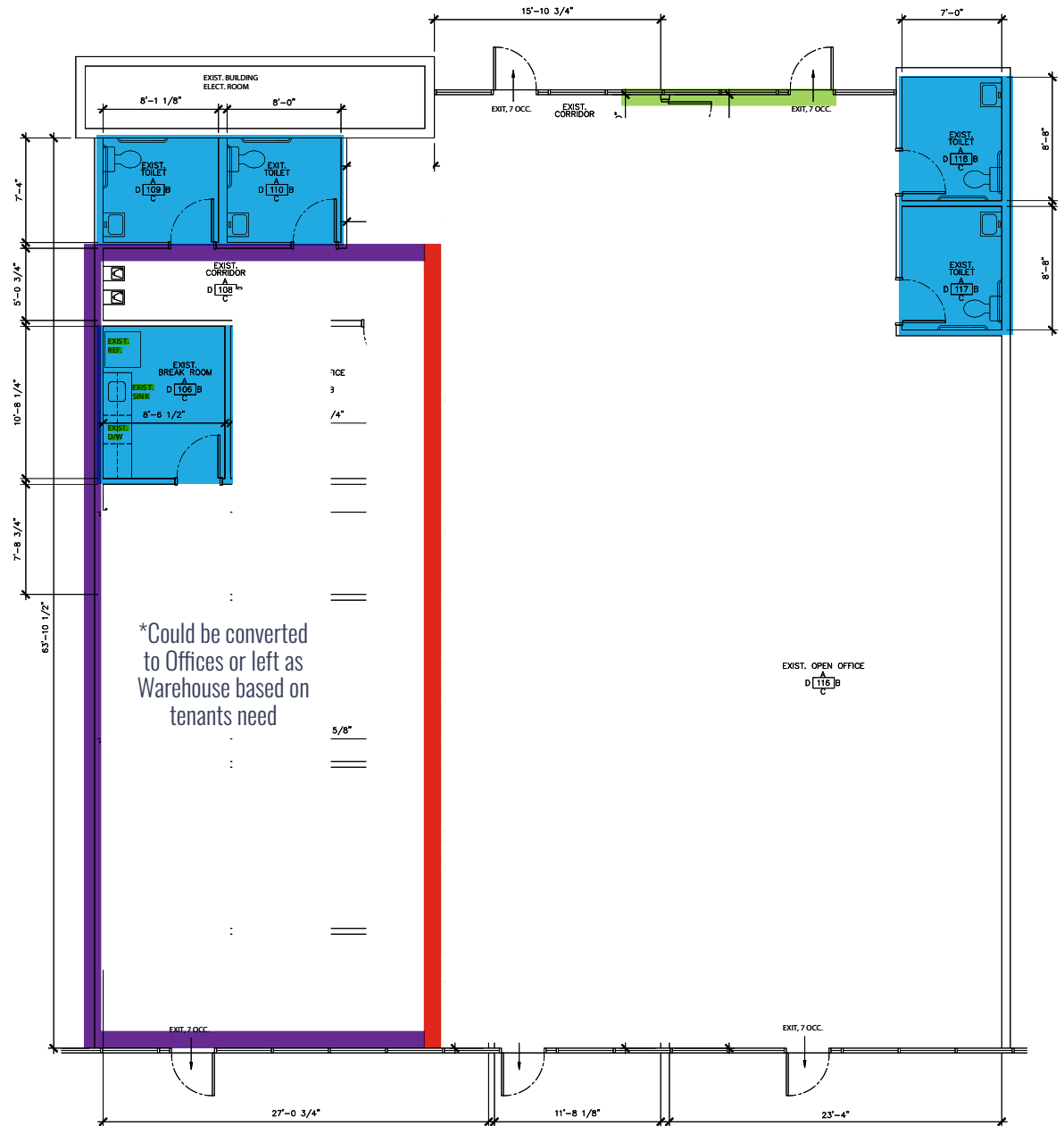
VIRTUAL TOUR

±4,550 SF



-  HIGHLIGHTED WALLS TO REMAIN
-  NEW OVERHEAD DOOR
-  NEW DEMISING WALL
-  CEILING GRID / TILE TO REMAIN IN PLACE

ALL OTHER WALLS WITH THE EXCEPTION OF HIGHLIGHTED ROOMS TO BE OPEN TO THE DECK

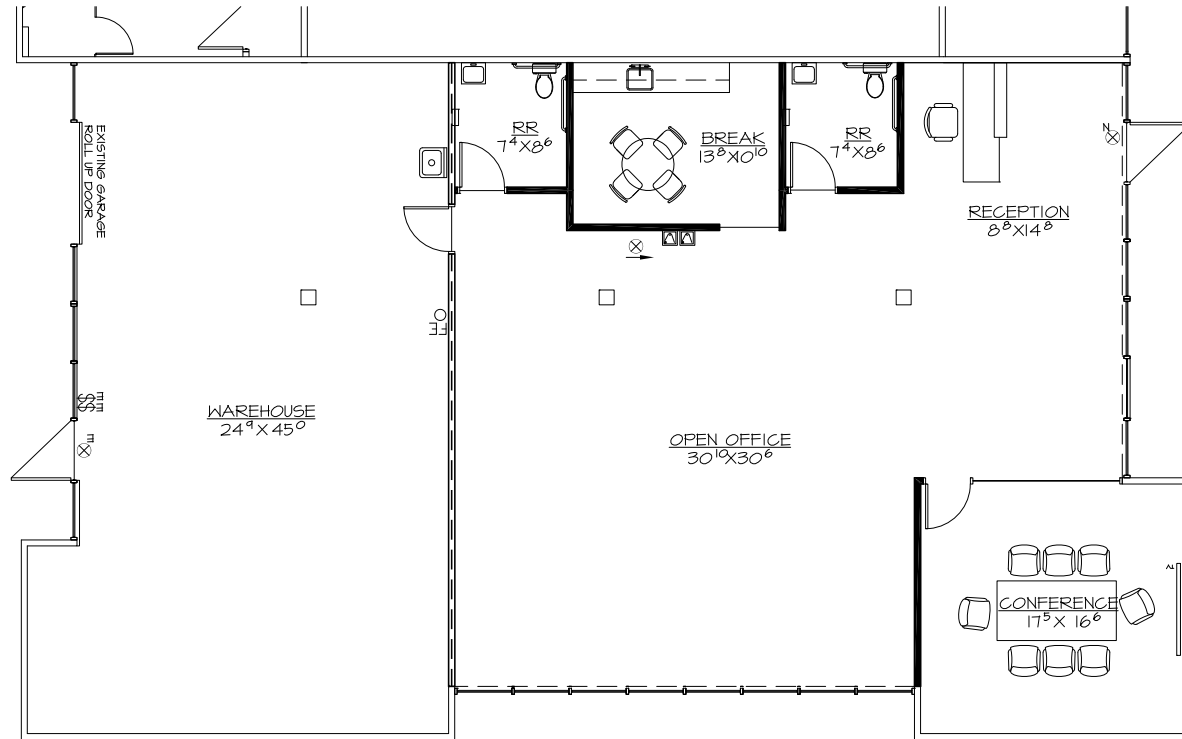
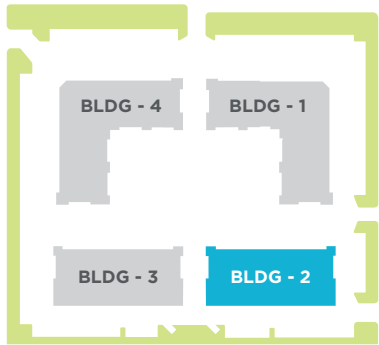




SUITE 110-111

 [VIRTUAL TOUR](#)

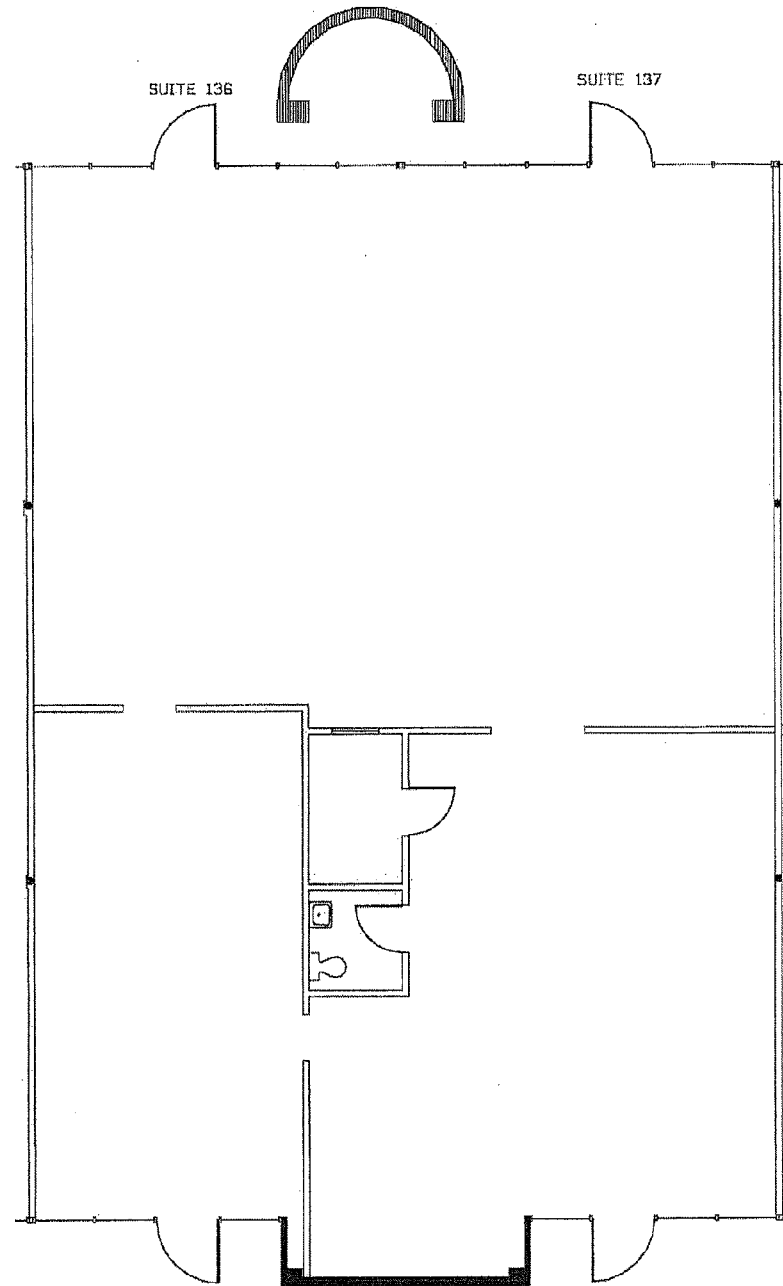
±3,750 SF





SUITE 136-137

±3,926 SF





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