

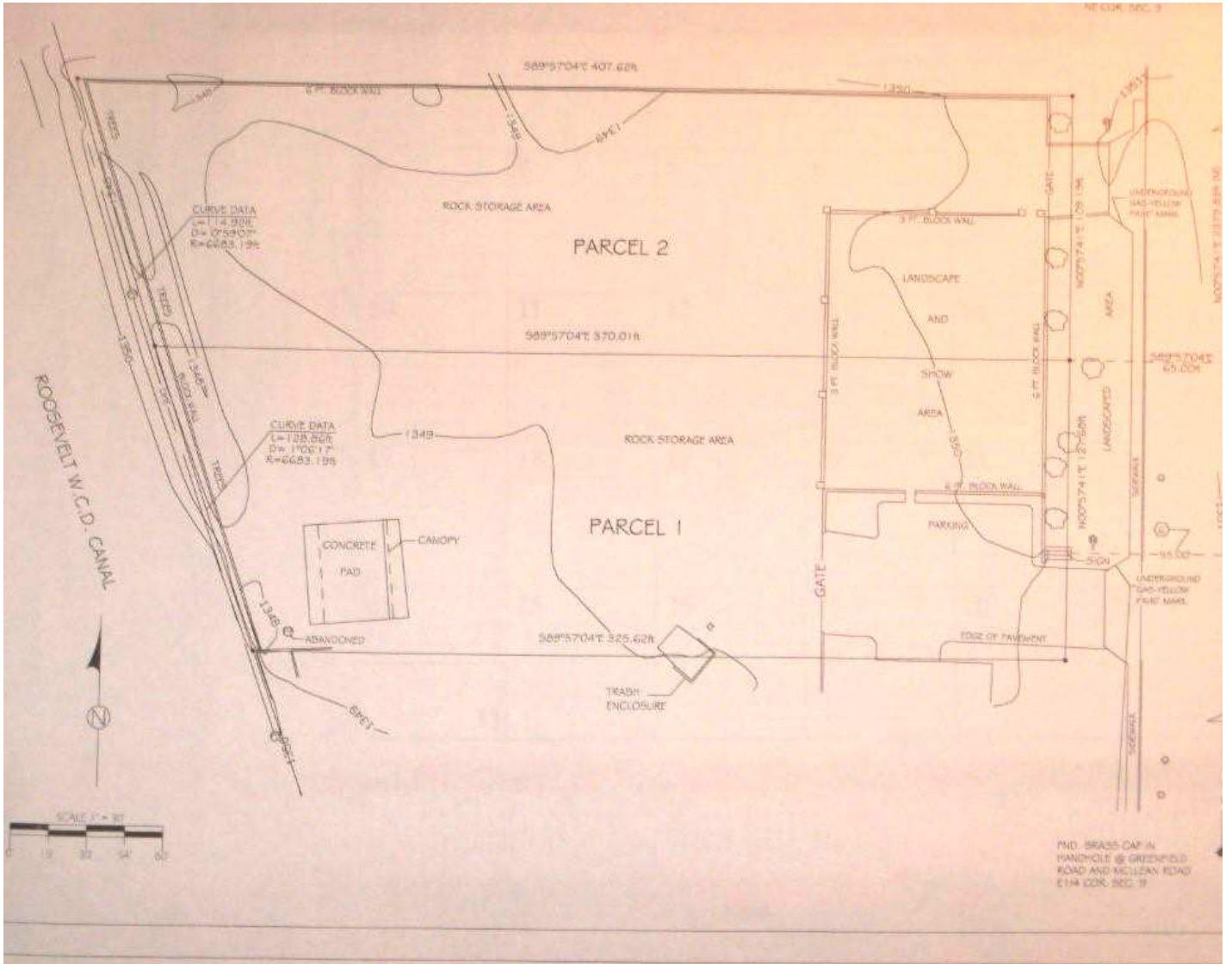


*1608 N. Greenfield Rd,
Mesa, AZ 85205
\$1,105,500/ Sale
\$6,500/ Monthly Lease*

Property Description

Identification of the property:	1608 N. Greenfield Road, Mesa, Arizona 85205
Assessor's Parcel No's:	141-29-006J & 0006N
Land Size, Shape and Topography:	This 2 acre property is irregular in shape. The site is generally level with the surrounding area.
Utilities:	Gas: Southwest Gas Electric: Salt River Project Water: City of Mesa Telephone: Qwest
Streets:	Access to the property is gained from Greenfield Road, which is a major arterial running North/South and is located to the East of the site.
Zoning:	The site is zoned M-1, Limited Industrial District, by the City of Mesa. This zoning classification allows for a variety of uses including: Office buildings, manufacturing, warehousing, animal hospitals, construction yards, night clubs, bars and others. Zone AH (100 year flooding) according to FEMA Panel No. 2205G, Panel date September 30, 2005 (See flood map)

Mesa Alta Map:



The neighborhood for the property can best be described by using the following boundaries:

North –	Highway 202 (Red Mountain Freeway)
South –	Main Street
East –	Recker Road
West –	Lindsay Road

The neighborhood is characterized as a mixed-use district with most developments consisting of commercial and office/retail.

Transportation Routes

The property is located in Northeast Mesa. Brown Road is the major East/West arterial which serves the area. The major North/South arterial is Greenfield road. Both Greenfield and Brown Roads are asphalt paved with stop lights, sidewalks, and street lights. Access to the property is gained from Greenfield Road. U.S. Highway 60 (Superstition Freeway) is located approximately 5 miles south of the property and intersects with Highway 101 (Price Freeway) approximately 5 miles west of the property. Highway 202 (Red Mountain Freeway) is located 2 miles North of the property. U.S. Highway 60 (Superstition Freeway) is the main freeway which services this area. U.S. 60 intersects with I-10 (Maricopa Freeway) approximately 10 miles west of the property. Highway 202 merges with I-10 (Papago Freeway) approximately 15 miles west of the property. I-10 is the major freeway which runs through the Metropolitan Phoenix area and links this area of Metropolitan Phoenix to cities in the east and west alleys, as well as the City of Tucson and destination in Southern California.

The neighborhood is located approximately 5 miles north of U.S. 60, 2 miles south of Highway 202 (Red Mountain Freeway), and 5 miles east of Highway U.S. 101. I-10 is located approximately 10 miles west of the property. The property is located approximately 20 miles southeast of Sky Harbor International Airport. The neighborhood is considered to have average access to transportation corridors.

Types of Properties

The neighborhood is located in northeast Mesa. The area is a mixed-use district with much of the development consisting of custom residential housing with commercial retail along the arterial streets. To the north of the property is a citrus grove which is under cultivation. To the south is vacant land. To the east across Greenfield Road is the Greenfield Professional Village. To the west is the Roosevelt Conservation Canal and Valencia Park Estates, a single-family subdivision.

Community Support Facilities

Governmental services, education facilities, recreational facilities, religious and community services are all located within a reasonable distance of the property. All municipal services, including police and fire protection are provided by the City of Mesa.

Public utilities in the neighborhood are provided by a number of different companies. SRP provides electrical service and Southwest Gas Company provides natural gas. Underground water, sewer and refuse removal are provided by the City of Mesa.

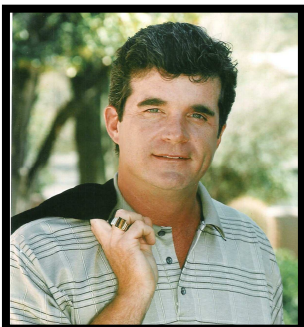
Type of Property

The property is zoned M-1, Limited Industrial District, by the City of Mesa. Some of the allowable uses under the M-1 zoning classification are: office, manufacturing, warehousing buildings, animal hospitals, construction yards, night clubs, bars, and others. There is a landscaped area between the property and Greenfield Road which is landscaped with decomposed granite ground cover, trees, and hedges on an irrigation system. There is a 5' to 6' block wall surrounding the property with a sliding security gate located to the front which has been welded shut and a 20' chain link gate which is operational. The 6' block wall located to the front north of the subject building, along Greenfield Road was utilized for the display of cultured stone products offered for sale by last tenant.

The property is located in an area known as northeast Mesa. Brown road is the major east/west arterial which serves the area. The major north/south arterial is Greenfield road. Both Greenfield and Brown roads are asphalt paved with stop lights, sidewalks, and street lights. Access to the property is gained from Greenfield Road. U. S. Highway 60 (Superstition Freeway) is located approximately 5 miles south of the property and intersects with Highway 101 (Price Freeway) approximately 5 miles west of the property. Highway 22 (Red Mountain Freeway) is located 2 miles north of the property. U.S. Highway 60 (Superstition Freeway) is the main freeway which services this area. U.S. 60 intersects with I-10 (Maricopa Freeway) approximately 10 miles west of the property. Highway 202 merges with I-10 (Papago Freeway) approximately 15 miles west of the property.

Assesor's Parcel Number(s)

The property is identified with the Maricopa County Assesor's office as Parcels 141-29-006J & 006N. 1608 N. Greenfield Road, Mesa, AZ 85205



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