

# 8918 & 8934 E WALTHAM AVE

Mesa, AZ 85212 | Zoned LI-1

## INDUSTRIAL ZONED LAND FOR SALE



## AVAILABILITIES

### Lot 15

±0.97 Acres | \$306,124 | \$7.25 / SF

### Lot 16

±0.97 Acres | \$317,557 | \$7.50 / SF

### Lot 15 & 16

±1.94 Acres | \$570,814 | \$6.75 / SF

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 price change, prior sale, lease, or withdrawal from the market without prior notice. 04.05.19

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CFRAC International

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## INDUSTRIAL ZONED LAND FOR SALE

### PROPERTY HIGHLIGHTS

- PARCELS: 304-62-148 & 304-62-149
- LOT 15: ±42,224 SF | ±0.97 ACRES
- LOT 16: ±42,341 SF | ±0.97 ACRES
- ZONING: LI-1 CITY OF MESA
- WATER & SEWER TO LOT, SRP POWER
- JUST SOUTH OF LOOP 202

### TRAFFIC COUNTS

E PECOS RD AND E ELLSWORTH RD:	36,000 VPD
LOOP 202 (SAN TAN FWY):	55,000 VPD

### DEMOGRAPHICS

	1M	3M
POPULATION:	523	32,007
HOUSEHOLDS:	169	9,461
AVG AGE:	33.8	29.6
AVG HH INCOME:	\$96,192	\$86,330



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