



±26,940 SF - For Sublease Phelan Business Park

5033 S. 71st Street | Mesa, AZ

Contact Me for Leasing Information:

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Accelerating success.

Features

Building and Site Features

- Opportunity Zone
- Gated truck court/yards
- Fully secured
- ±1 mile from Loop 202 full diamond interchange
- ±.5 mile from Gilbert Gateway Towne Center
- Excellent Retail Amenities in area
- ±1 mile from Mesa Gateway Airport
- ±1 mile from Chandler Gilbert Community College
- ±1.5 miles from ASU - Polytechnic Campus

5033 South 71st Street

Square Feet	±26,940
Site Area	±1.55 Acres
Master Lease	Expires February 28, 2029
Clear Height	24'
Built	2023
Air Conditioning	Full HVAC System
Office	New Private Office 1,225 SF
Power	1200 amps 277/480v Transformer Conduit Capacity of 2,400 Amps
Dock Doors	Two
Grade Level Doors	Three
Will Call Door	One
Zoning	Light Industrial, City of Mesa
Parking	41 parking spaces



Demographics

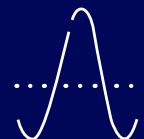
City of Mesa - Economic Development



2025 Population	
2-miles	30,890
5-miles	260,632
10-miles	946,627



2025 Average Household Income	
2-miles	\$117,182
5-miles	\$156,267
10-miles	\$136,412



2025 Median Age	
2-miles	31.4
5-miles	36.5
10-miles	39.5



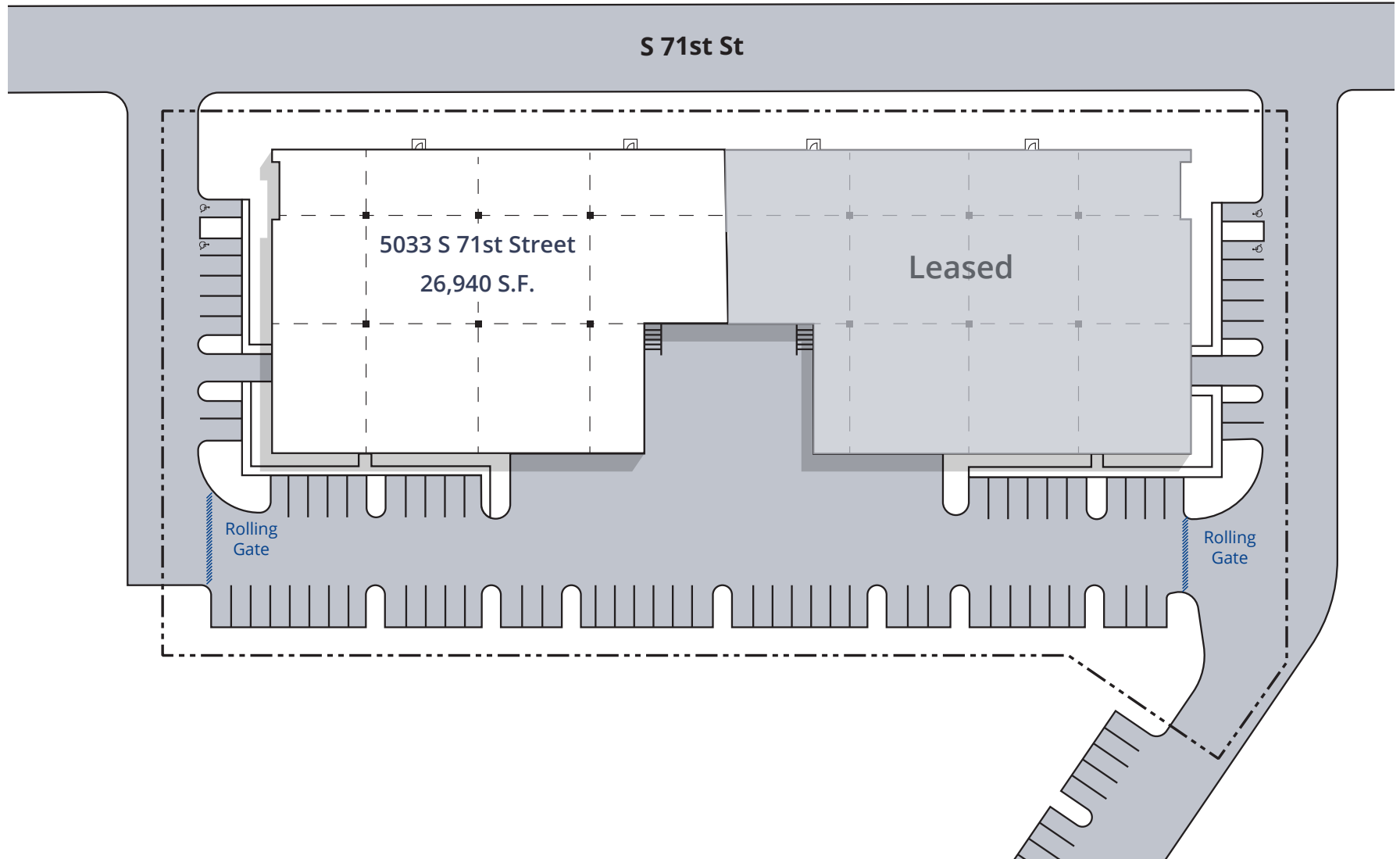
2025 Households	
2-miles	10,002
5-miles	88,040
10-miles	341,912

Aerial



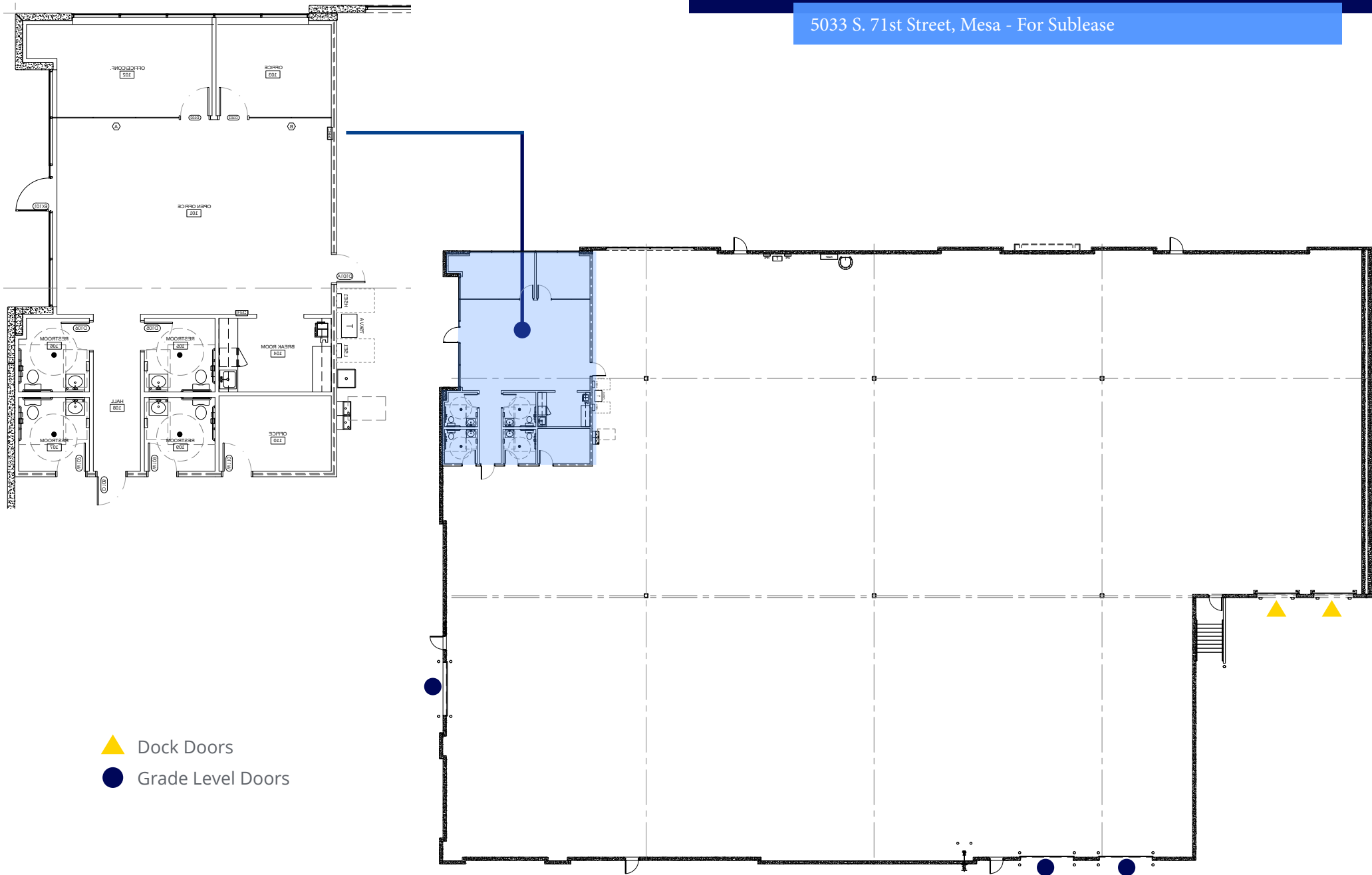
Site Plan

5033 S. 71st Street, Mesa - For Sublease



Floor Plan

5033 S. 71st Street, Mesa - For Sublease



Property Photos



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