

Falcon Field Business Center

3110 NORTH GREENFIELD • MESA, ARIZONA

FOR LEASE



PROPERTY FEATURES

- 97,462 SF Building on 7.8 Acres
- **42,228 SF Available for Lease**
- **21,084 SF Divisible**
- **±2,265 SF of Office**
- (4) Grade Level Loading
- (32) Truck-well Loading
- 3000 Amps Service, 277/480V
- 40'x52' Column Spacing
- 30' Clear Height
- Floor Thickness: 7"
- LED Warehouse Lighting
- 252 Parking Spaces (2.7/1000 SF)
- ESFR Sprinklered
- R-38 Insulation
- Zoned L-1, Light Industrial District
- Frontage on Greenfield Road
- 1/2 Mile South of 202 Freeway
- Proximity to Falcon Field Airport & Boeing
- Cox Business Services & CenturyLink
- Manufacturing/Light Industrial Bldg.



DEVELOPED, OWNED & MANAGED BY

EASTGROUP
PROPERTIES

www.eastgroup.net

For more information, please contact:

STEIN KOSS, SIOR
PRINCIPAL
602.912.3520 - D
602.510.1999 - C
skoss@leearizona.com

TOM LOUER, SIOR
PRINCIPAL
602.954.3779 - D
602.684.6909 - C
tlouer@leearizona.com

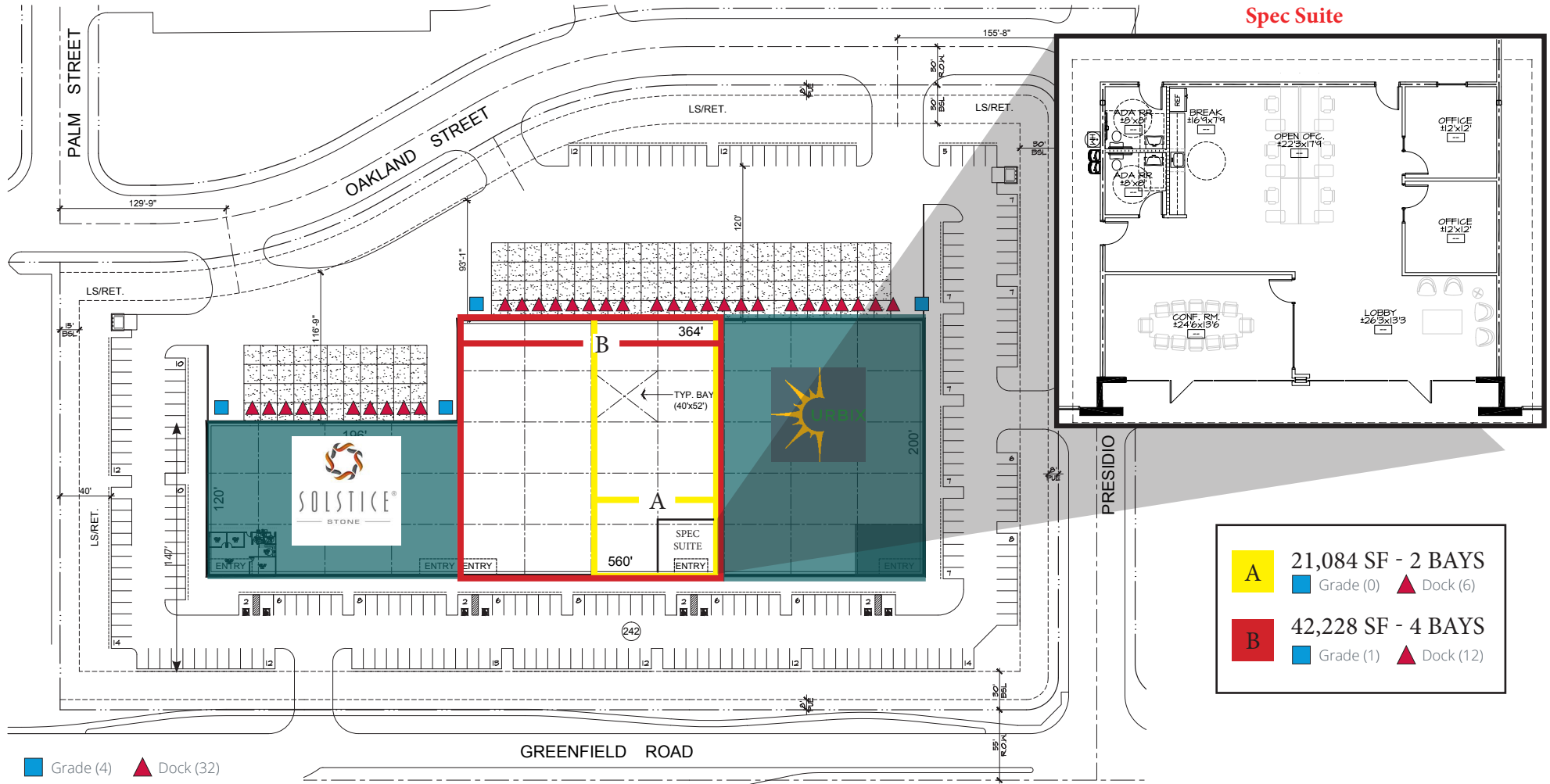
MARC PIERCE
PRINCIPAL
602.954.3750 - D
602.697.2922 - C
mpierce@leearizona.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Falcon Field Business Center

3110 NORTH GREENFIELD • MESA, ARIZONA

FOR LEASE



DEVELOPED, OWNED & MANAGED BY

EASTGROUP
 PROPERTIES

www.eastgroup.net

For more information, please contact:

STEIN KOSS, SIOR
 PRINCIPAL
 602.912.3520 - D
 602.510.1999 - C
skoss@leearizona.com

TOM LOUER, SIOR
 PRINCIPAL
 602.954.3779 - D
 602.684.6909 - C
tlouer@leearizona.com

MARC PIERCE
 PRINCIPAL
 602.954.3750 - D
 602.697.2922 - C
mpierce@leearizona.com

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

Falcon Field Business Center

3110 NORTH GREENFIELD • MESA, ARIZONA

FOR LEASE



DEVELOPED, OWNED & MANAGED BY

EASTGROUP
PROPERTIES

www.eastgroup.net

For more information, please contact:

STEIN KOSS, SIOR
PRINCIPAL
602.912.3520 - D
602.510.1999 - C
skoss@leearizona.com

TOM LOUER, SIOR
PRINCIPAL
602.954.3779 - D
602.684.6909 - C
tlouer@leearizona.com

MARC PIERCE
PRINCIPAL
602.954.3750 - D
602.697.2922 - C
mpierce@leearizona.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Falcon Field Business Center

3110 NORTH GREENFIELD • MESA, ARIZONA

FOR LEASE

YOU ARE IN GOOD COMPANY

The East Valley has a strong corporate base with a diverse range of industries represented. Currently, it ranks as one of the largest suburban employment centers in the United States.

LABOR

\$44,950	Mean Wages
\$140.00	Unemployment Insurance (cost per employee)
5.0%	Unionization Rate
Yes	Right-to-Work-State

REAL ESTATE

\$11.55/sf/yr.	Retail
\$14.59/sf/yr.	Office
\$0.59/sf/mo.	Industrial
\$194,600	Median Home Price

UTILITIES

Electric Rates

\$0.1050	Commercial
\$0.0743	Industrial
Natural Gas (per 1000 cubic feet)	
\$9.65	Commercial
\$4.5	Industrial

TAXES

6.98%	Corporate Income Tax
3.55%	Individual Income Tax (Average of brackets)

Source: PhoenixEastValley.Org, 2017

PUBLIC TRANSIT

Public transportation in the PHX East Valley is provided by Valley Metro regional transit service, offering bus and light rail routes, as well as car and vanpool programs. The light rail network, which began in 2008, now serves both Tempe and Mesa. Light rail ridership has been strong since its inception, demonstrating that the region is receptive to alternate forms of transportation.

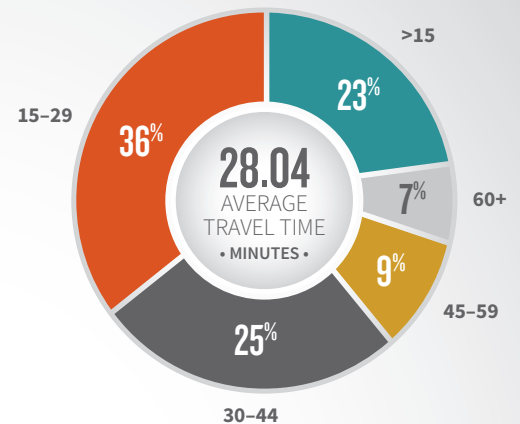


TEMPE: 161,722 | MESA: 323,187 | CHANDLER: 159,240 | GILBERT: 102,575
Percent of population within walking distance (1/2 mile) to a public transit stop.

SOURCE: Valley Metro

COMMUTE

PHX East Valley travel time to work in minutes



SOURCE: U.S. Census Bureau

DEMOGRAPHIC SNAPSHOT (5 MILES)

2019 Population:	511,334
2024 Population Projection:	548,809
Median Household Income:	\$56,835
Median Age:	36.3
Annual Average Rainfall:	9.23 inches
Annual Sunshine Days:	320 days
Average Minimum Temp:	58°
Average Maximum Temp:	88°

Mesa, Arizona boasting a population of nearly 500,000, Mesa is the 38th largest city in the United States and the largest in the PHX East Valley. Larger than Miami, Minneapolis, Atlanta and St. Louis, Mesa covers 133 square miles inside the Phoenix-Mesa metro area with a total population of 4.3 million, projected to reach six million by 2030. Advanced companies such as Apple, Boeing, Mitsubishi, FUJIFILM, CMC Steel, Esurance, MD Helicopters, NAMMO Talley, Cessna, TRW, Embraer, Auer Precision and Bridgestone have large operations in Mesa.

DEVELOPED, OWNED & MANAGED BY

EASTGROUP
PROPERTIES
www.eastgroup.net

For more information, please contact:

STEIN KOSS, SIOR
PRINCIPAL
602.912.3520 - D
602.510.1999 - C
skoss@leearizona.com

TOM LOUER, SIOR
PRINCIPAL
602.954.3779 - D
602.684.6909 - C
tlouer@leearizona.com

MARC PIERCE
PRINCIPAL
602.954.3750 - D
602.697.2922 - C
mpierce@leearizona.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES