

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**
- (4) Grade Level Loading
- (32) Truckwell 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

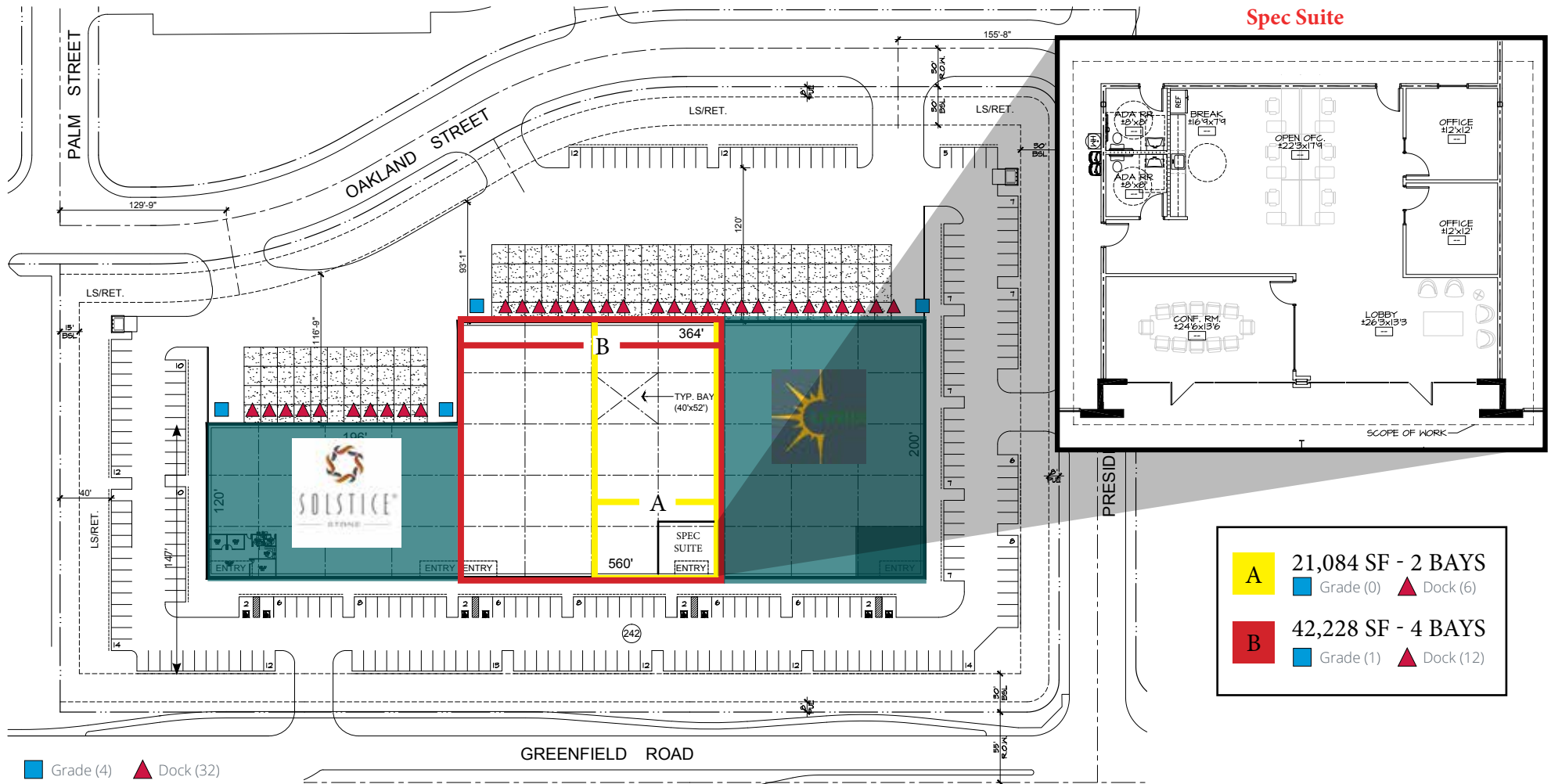
TOM LOUER, SIOR
PRINCIPAL
602.954.3779 - D
602.684.6909 - C
tlouer@leearizona.com

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

3110 NORTH GREENFIELD • MESA, ARIZONA

Spec Suite



EASTGROUP

PROPERTIES

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



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.

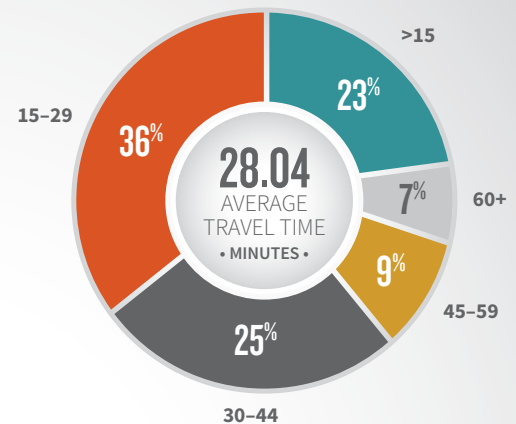


TEMPE: 161,722 | MESA: 323,187 | CHANDLER: 159,240 | GILBERT: 102,575
Percent of population within walking distance (1/2 mile) to a public transit stop.

SOURCE: Valley Metro

COMMUTE

PHX East Valley travel time to work in minutes



SOURCE: U.S. Census Bureau

DEMOGRAPHIC SNAPSHOT (5 MILES)

2016 Population:	153,184
2020 Population Projection:	165,097
Median Household Income:	\$53,788
Median Age:	34.98
Annual Average Rainfall:	9.23 inches
Annual Sunshine Days:	320 days
Average Minimum Temp:	58°
Average Maximum Temp:	88°

Mesa, Arizona boasts 440,000 residents and is the 38th largest city in the United States and the second largest in the Phoenix Metro area. Larger than Atlanta, Cleveland, Miami, Minneapolis and St. Louis.

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