

# SWC OF PRESIDIO & GREENFIELD MESA, ARIZONA PROPOSED DEVELOPMENT



**120,000 SF BUILDING WITH FRONTAGE ON GREENFIELD ROAD**

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 **LEE &  
ASSOCIATES®**  
COMMERCIAL REAL ESTATE SERVICES

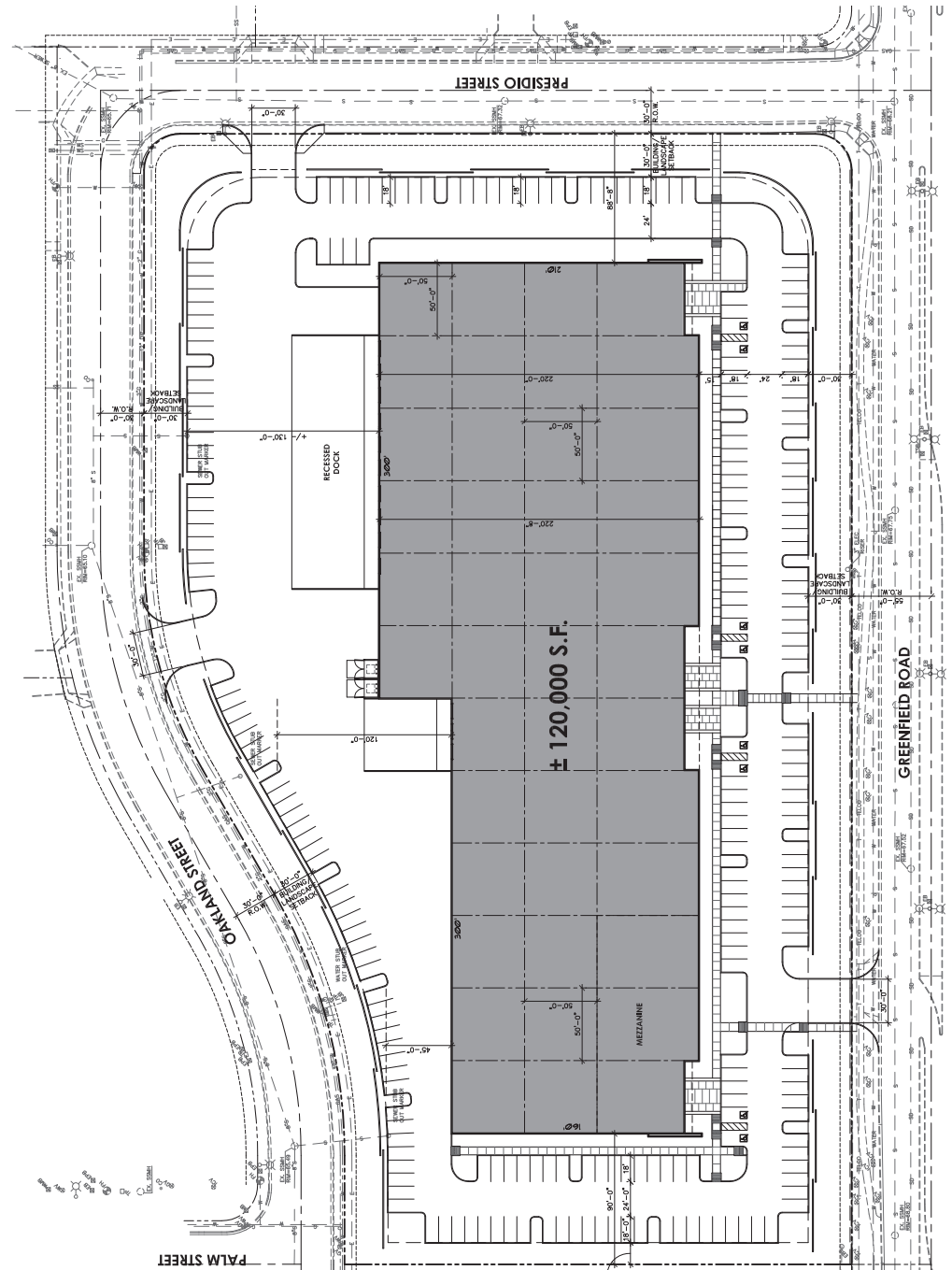
3200 E. Camelback Road  
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# SWC OF PRESIDIO & GREENFIELD

MESA, ARIZONA

## FEATURES:

- 120,000 SF Building
- 284 Parking Spaces
- 24' Clear Height
- Grade Level Doors and Truckwells
- 3000 Amps Service, 277/480 Volt
- Fully Sprinklered
- Zoned M-1, City of Mesa
- Frontage on Greenfield Road



# SWC OF PRESIDIO & GREENFIELD

MESA, ARIZONA



## 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)
6.4%	Unionization Rate
Yes	Right-to-Work-State

### REAL ESTATE

\$17.02/sf/yr.	Retail
\$19.30/sf/yr.	Office
\$0.72/sf/mo.	Industrial
\$232,350	Median Home Price

### UTILITIES

Electric Rates	
\$0.0947	Commercial
\$0.0663	Industrial
Natural Gas (per 1000 cubic feet)	
\$9.65	Commercial
\$5.81	Industrial

### TAXES

6.97%	Corporate Income Tax
3.52%	Individual Income Tax (average of brackets)

Source: US Bureau of Labor Stats; US Energy Information Administration 2012; National Association of Realtors; unionstats.com; CB Richard Ellis Q3 2012; taxfoundation.org

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## MESA, ARIZONA

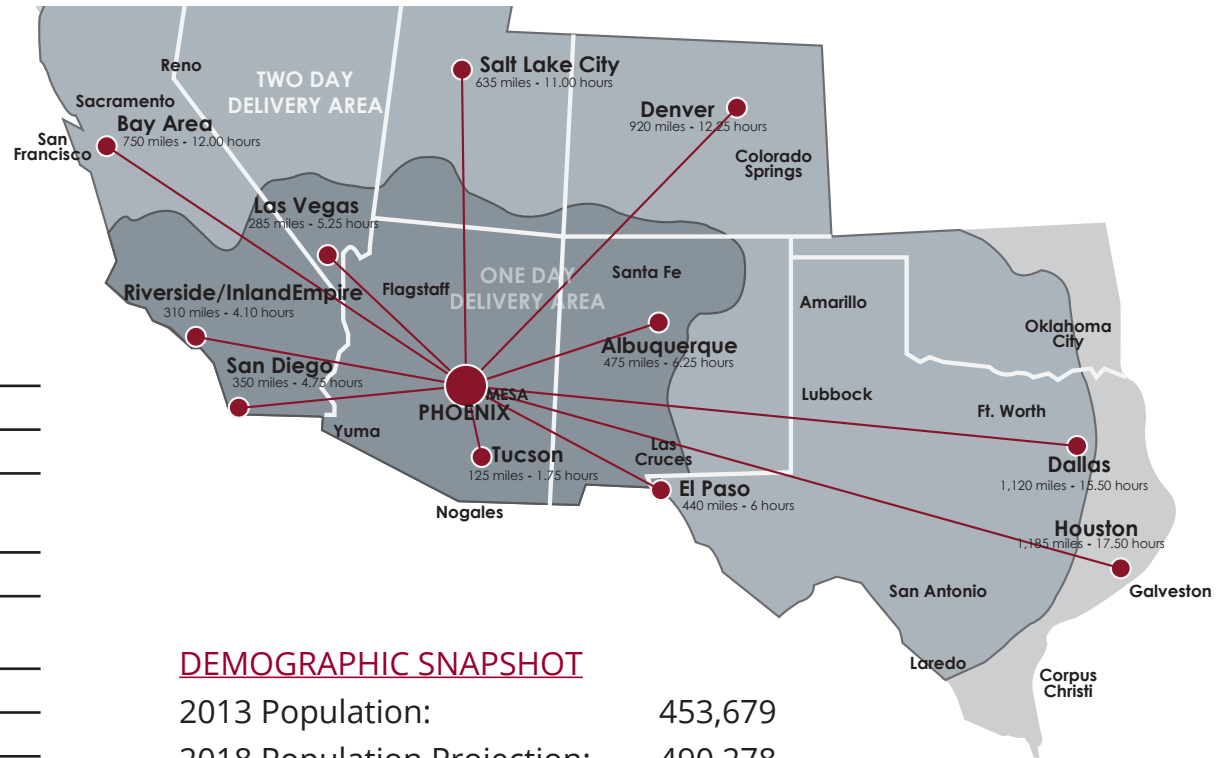
Mesa, Arizona boasts 440,000 residents and is the 38th largest city in the United States and the second largest in the Phoenix Metro area. Larger than Atlanta, Cleveland, Miami, Minneapolis and St. Louis.

### COST OF DOING BUSINESS

IN MESA/EAST VALLEY

LABOR	
\$44,950	Mean Wage
\$140.00	Unemployment Insurance (cost per employee)
6.4%	Unionization Rate
UTILITIES	
ELECTRIC RATES (PER KWH)	
\$0.0947	Commercial
\$0.0663	Industrial
NATURAL GAS (PER 1000 CUBIC FEET)	
\$9.65	Commercial
\$5.81	Industrial
TAXES	
5.0%	Bed Tax
6.97%	Corporate Income Tax
3.52%	Individual Income Tax (average of brackets)

Sources: US Bureau of Labor Statistics U.S. Energy Information Administration 2012; National Association of Realtors; unionstats.com; CB Richard Ellis Q3 2012 U.S. Census Bureau, Dept. of Commerce, taxfoundation.org



### DEMOGRAPHIC SNAPSHOT

2013 Population:	453,679
2018 Population Projection:	490,278
Median Household Income:	\$48,840
Median Age:	34.4
Planning Area:	137 sq. Miles
Annual Average Rainfall:	9.27 inches
Annual Sunshine Days:	320 days
Average Minimum Temp:	57.4°
Average Maximum Temp:	86.5°

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