

INDUSTRIAL BUILDINGS FOR LEASE/FOR SALE

1847 N 46th Street & 4705 E McKellips Road, Mesa, AZ



Phase I Under Construction - Estimated Q2 2026 Delivery



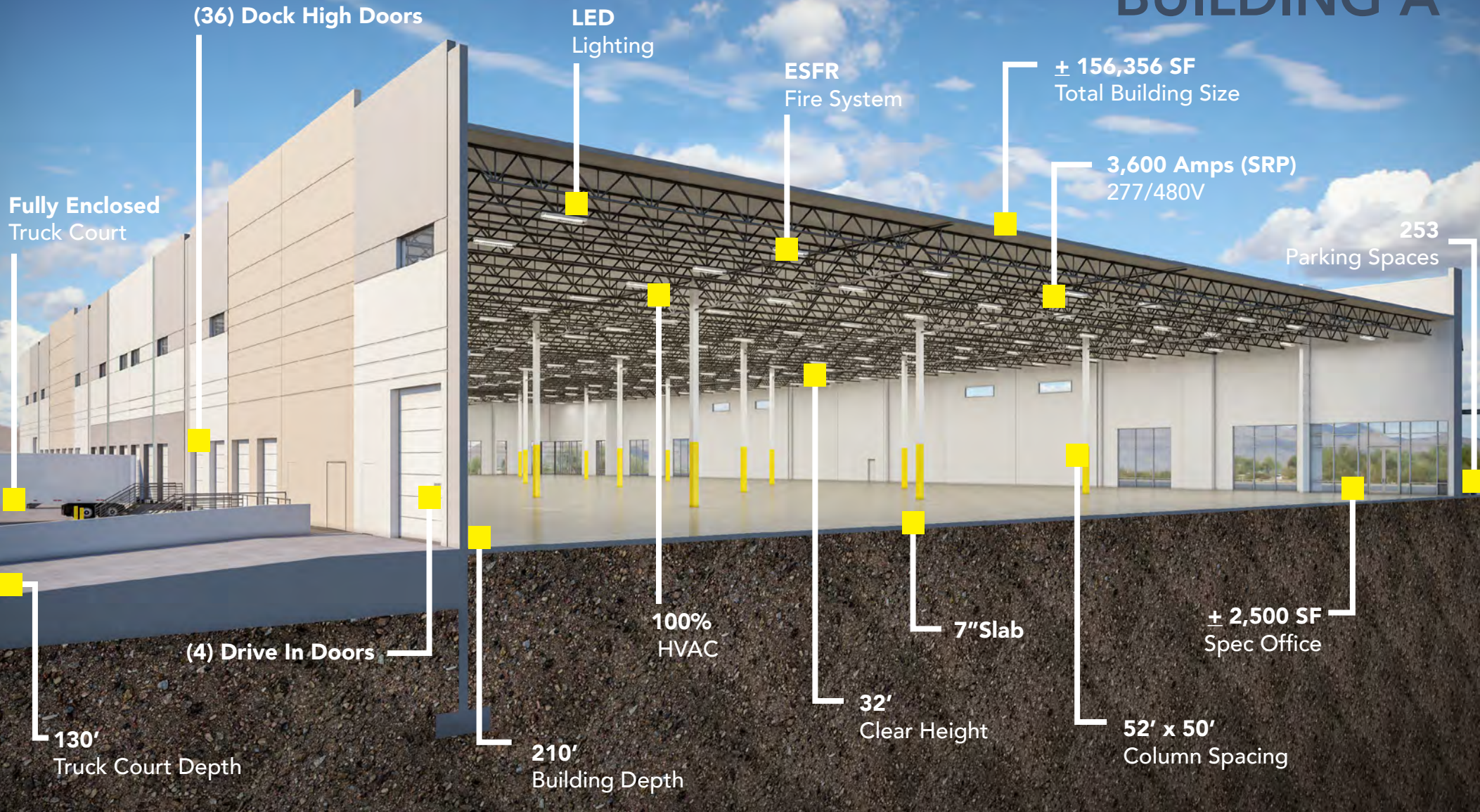
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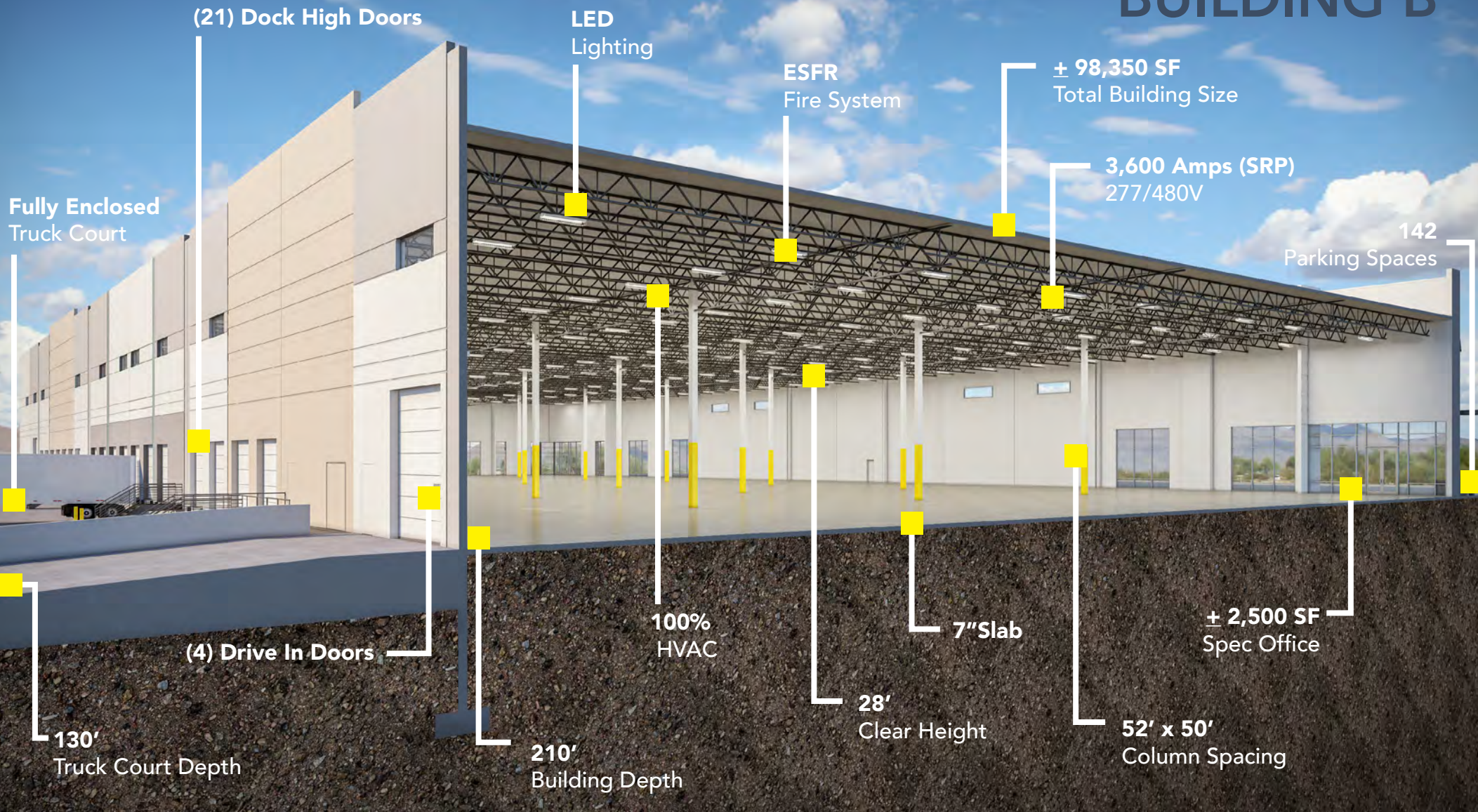
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BUILDING A



Phase I Project Features
1847 N 46th Street, Mesa, AZ

BUILDING B



Phase I Project Features
4705 E McKellips Road, Mesa, AZ

SITE PLAN

Phase I: Building A & B

PHASE I	A	B
Size	±156,356 SF	±98,350 SF
Office	± 2,500 SF	± 2,500 SF
Divisibility	±25,000 SF	±25,000 SF
Bay Depth	210'	210'
Clear Height	32'	28'
Power	3,600 Amps 277/480v	3,600 Amps 277/480v
Parking	253 Spaces	142 Spaces
Loading	36 Dock High 4 Ramp to Grade 2 Will Call	21 Dock High 4 Ramp to Grade 1 Will Call
Truck Court Depth	130'	130'
Column Spacing	52' x 50'	52' x 50'
Yard	Secured Loading Area	Secured Loading Area

46TH STREET



MESA, ARIZONA

523,220

People live in Mesa

36TH

Largest city in the U.S.

2ND

Largest city in Phoenix-Mesa Metro &
3rd largest city in Arizona

1.3M

Workforce population within
30-minute commute

44.1%

Mesa residents have an associates
degree or higher

17.7 MILES

to PHX Sky Harbor Airport
to Phoenix Mesa Gateway Airport

Source: selectmesa.com



**FALCON FIELD
AIRPORT**

MAJOR EMPLOYERS





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