

5400

E MCDOWELL RD

MESA, AZ

FOR SALE
OR LEASE



**±53,645 SF FREESTANDING
WAREHOUSE ON ±5.8 ACRES**

CBRE



PROPERTY FEATURES



SIZE

±53,645 SF
Total building



POWER

±1,600 amps
277/480 volt SES

(Ability to expand to
6,000 amps, 277/480 volts)



CLEAR HEIGHT

±28'



AVAILABLE

Immediately



DOORS

16 truckwell
4 12' x 14' grade level



PROPERTY TAXES (2024)

\$13,613.36



SALE PRICE

\$14,966,955 (\$279/SF)



PARKING

122 stalls



LEASE RATE

TBD



OP EX

\$0.18/SF/MO

BUILDING FEATURES



ESFR SPRINKLERS



EVAPORATIVE COOLING



SECURE YARD

Secure, paved rear yard
with rolling gates



SITE PLAN



[Click for Virtual Tour](#)



NOT TO SCALE

LOCATION OVERVIEW



MARKET STATS



1,403,264

Laborers within
a 30 minute commute



40.4%

of Mesa households
within a 5-mile radius



5th

Safest Communities
in U.S. (2019)



\$71,448

Average HH
Income



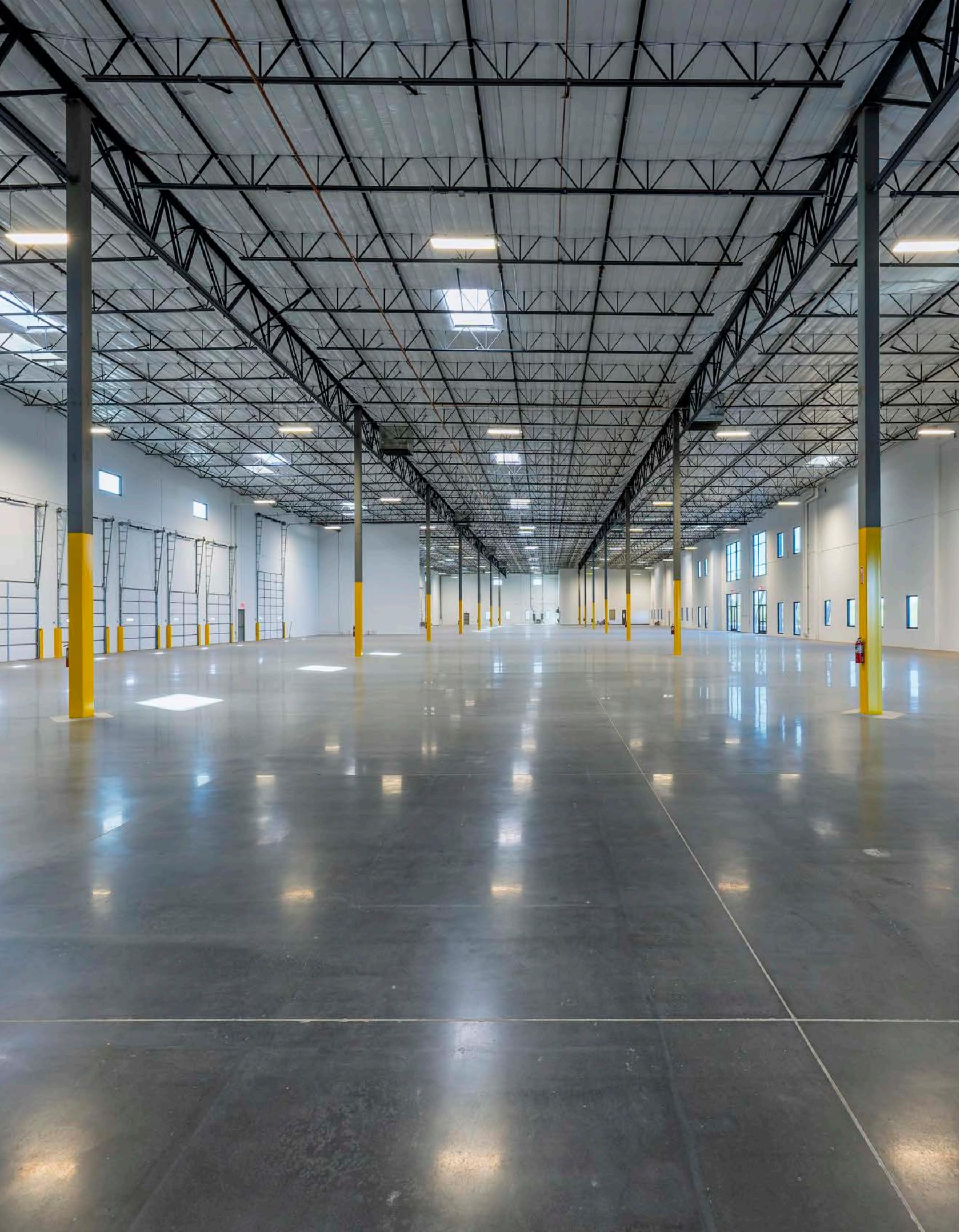
3rd

Largest city
in Arizona



18,000+

People employed in
the Falcon District





FALCON DISTRICT

Mesa's Falcon District offers access to a large, educated labor pool, where more than 70% of those age 25+ have attended college. It's also a well-established home for leading-edge manufacturing companies.

FOR MORE INFORMATION, PLEASE CONTACT:

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