

±15 AC OF
INDUSTRIAL LAND

FOR LEASE

2405 - 2555 N CENTER ST
MESA, AZ 85201

CONTACT INFORMATION

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OFFERING DETAILS

LISTING ADDRESS	2405-2555 N Center St Mesa, AZ 85201
LEASE RATE	Warehouse: \$1.00/SF MG Office: \$5,000/Mo MG Yard: \$6,000/AC/Mo MG
YARD SIZE	±15 AC (±653,400 SF)
BUILDING SIZE	Warehouse: ±11,144 SF Office: ±2,256 SF
ZONING	GI (General Industrial) 
YEAR BUILT	1972/2024
PARCEL	136-15-005A & 136-15-016A
CLICK TO VIEW PROPERTY VIDEO 	



PROPERTY HIGHLIGHTS

- Fully fenced and secured yard
- $\pm 1,400$ A 1P & 3P 120/240V Power
- 3 points of ingress & egress
- ± 1.4 miles to Loop-202
- Pull through bays
- Built out office
- 202 frontage
- Ownership will bring yard space to grade



HIGHWAY DRIVE TIME

- N Center St -> W McKellips Rd | 4 Minutes, 1.4 Miles
(East & Westbound access)
- N Center St -> W McKellips Rd | 4 Minutes, 1.6 Miles
(Westbound access only)



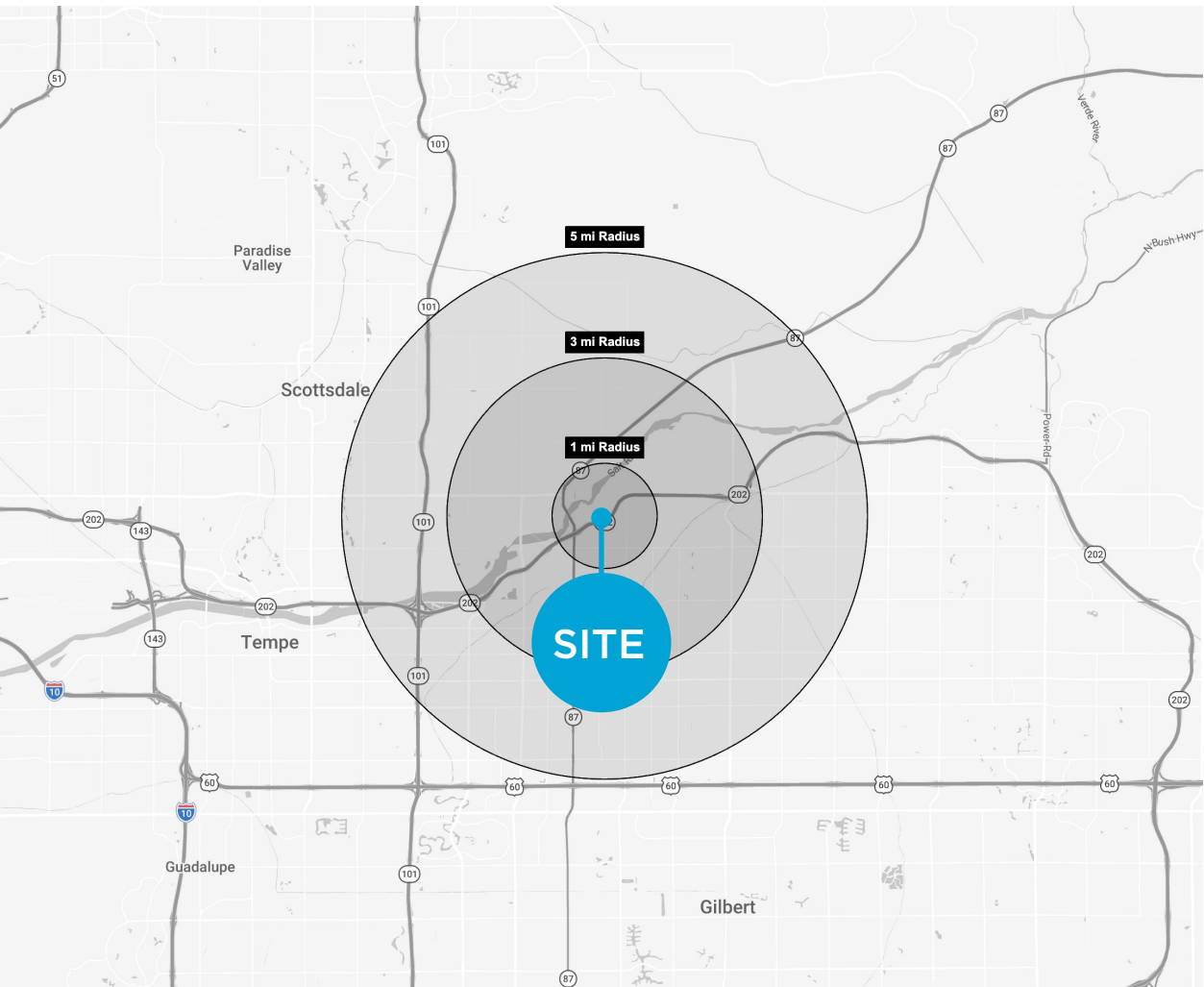
LEASEBACK BREAKDOWN

- ±1 - ±15 AC AVAILABLE FOR LEASE
- LEASED AREA





DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	9,086	66,473	237,529
2029	8,570	63,379	227,516

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	3,288	24,565	91,629
2029	3,157	23,923	89,723

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$83,776	\$105,424	\$101,573

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$365,125	\$434,620	\$404,467

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	1,394	23,524	78,070

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	246	2,809	10,373

MESA CITY OVERVIEW

LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.



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