

**2837 N 58TH CIRCLE
MESA, AZ 85215**



±98,296 SF ON ±6.62 ACRES

AVAILABLE FOR SALE OR LEASE

4Q 2026 DELIVERY



WETTA VENTURES

CBRE

BUILDING SPECS



Building Size: ±98,296 SF (Divisible)



Lot Size: ±6.62 Acres



28' Clear Height



56' x 50' Column Spacing (Typical)
(60' Speed Bay)



9 Truck Wells (9'x10')
3 Grade Level Doors (12'x14')
(optional 16'x20' grade level doors)



3,000 amps — 277/480V (SES)



Castellated Beams/Steel System with Metal Roof Deck



R-26 Rigid Insulation above Deck



6-inch Unreinforced Slab — 5,000 PSI



100% Concrete Truck Court (Secured/Fenced)



100% Concrete Vehicle Drive Aisles and Parking (No Asphalt on Site)



Natural Gas Sleeved to Building



Immediate Freeway Access with Full Diamond Interchanges at Higley Road and Recker Road



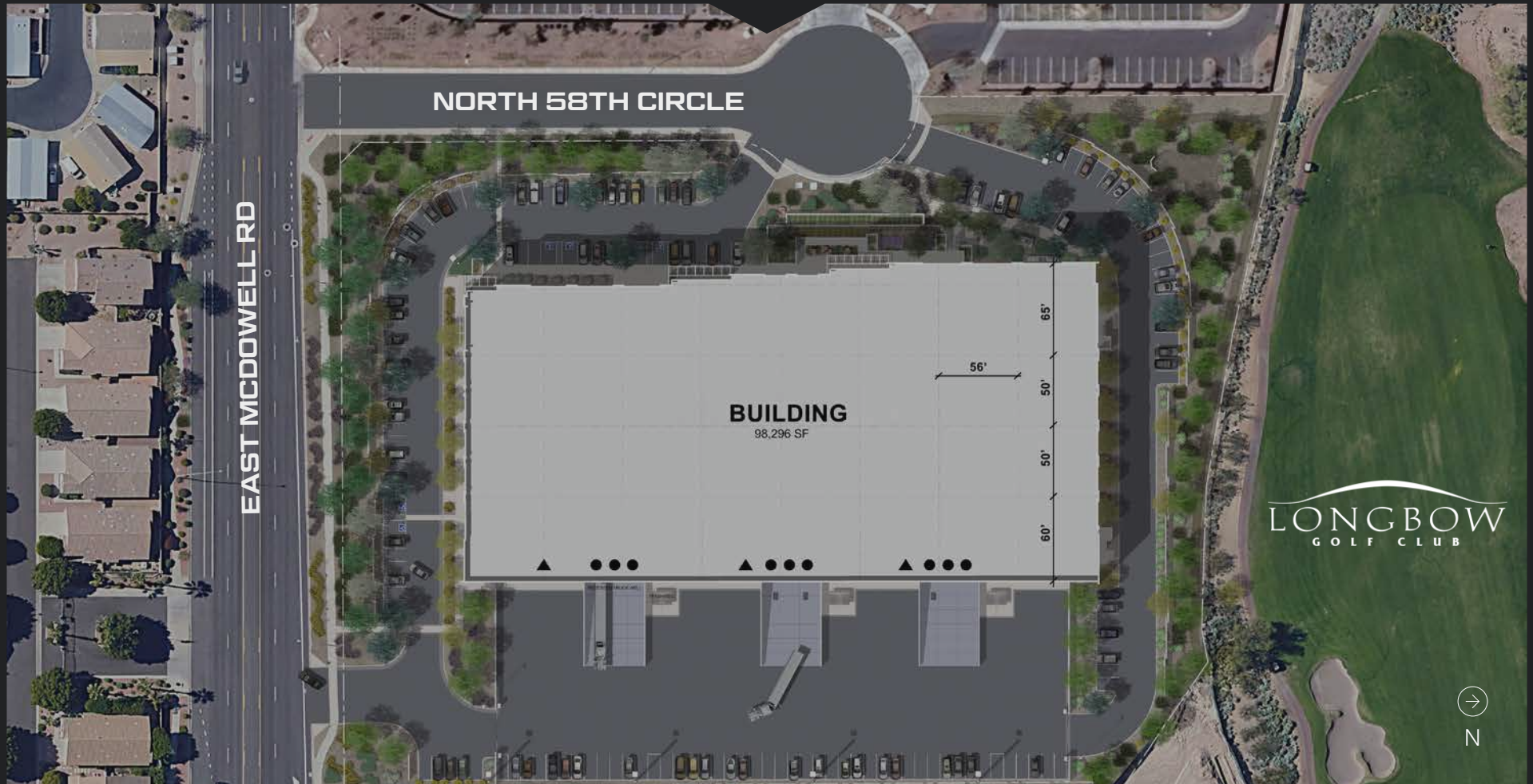
Corporate Image Building with Enhanced Glass Line



Prominent Frontage on McDowell Road



Zoning: Light Industrial (LI), City of Mesa



CONSTRUCTION PROGRESS

DELIVERING 4Q 2026!



CORPORATE NEIGHBORS





FALCON DISTRICT

MESA'S HUB FOR AEROSPACE, ADVANCED MANUFACTURING & INNOVATION

Located in northeast Mesa and anchored by Falcon Field Airport, the Falcon District is one of Arizona's premier employment centers for aerospace, defense, advanced manufacturing, and technology companies. The district offers a unique combination of airfield access, modern industrial facilities, an established business ecosystem, and a highly skilled workforce.

KEY ADVANTAGES



1M+ workers within a 30-minute commute



367K+ workers within a 20-minute commute



**Home to Boeing, Northrop Grumman, MD
Helicopters & more**



Direct access to Falcon Field Airport & Loop 202

Source: selectmesa.com



MESA ACCESS. REGIONAL ADVANTAGE.

The surrounding trade area provides access to one of the nation's fastest-growing labor and consumer markets, supporting long-term operational growth and workforce recruitment.

DEMOGRAPHICS (WITHIN 30 MINUTES)



2025 Population: 1,974,043



Daytime Employees: 1,379,805



Employment Rate: 95.8%



Average Household Income: \$156,155



WETTA VENTURES

CBRE



SALES & LEASING CONTACTS

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