

# FALCON FIELD AVIATION PARK

MESA, ARIZONA 85215



PRESS PLAY FOR  
VIRTUAL TOUR

±69,020-SF STATE-OF-THE-ART HANGAR SPACE FOR SALE OR LEASE

CONSTRUCTION SCHEDULED FOR  
COMPLETION JUNE 2026

CUSHMAN &  
WAKEFIELD



# PROPERTY HIGHLIGHTS

## BUILDING SPECIFICATIONS

Address:	4652 East Falcon Drive Mesa, AZ 85215
Zoning:	(L-1) Light Industrial, city of Mesa
Project Size:	± 69,020 Square Feet
Lot Size:	4.0 Acres
Construction:	Steel
Hangar Sizes:	Ranging from 3,355 square feet - 32,744 square feet
Hangar Door Sizes:	80'x20' 60'x18'
Hangar Door Types:	Bi-Fold Doors
Clear Height:	34'
Office:	To Suit
Parking:	2.0: 1,000 Square Feet
Lease Rate:	\$20.00 Modified Gross
Tenant Improvements:	Negotiable
Sales Price:	\$295.00/SF
Yard Space:	Fenced Yard available up to 43,000 Feet
Ground Lease:	Lease hold interest only

MCKELLIPS ROAD

**BUILDING C**

Hangar 110  
3,451 SF

60'x18' BI-FOLD  
HANGAR DOOR

**BUILDING D**

Hangar 111  
3,355 SF

60'x18' BI-FOLD  
HANGAR DOOR

Hangar 112  
3,355 SF

60'x18' BI-FOLD  
HANGAR DOOR

Hangar 113  
3,355 SF

60'x18' BI-FOLD  
HANGAR DOOR

Hangar 114  
3,355 SF

60'x18' BI-FOLD  
HANGAR DOOR

**BUILDING A**

Hangar 109  
3,355 SF

60'x18' BI-FOLD  
HANGAR DOOR

Hangar 108  
3,355 SF

60'x18' BI-FOLD  
HANGAR DOOR

Hangar 107  
5,985 SF

60'x18' BI-FOLD  
HANGAR DOOR

14'x14' ROLL  
UP DOOR

14'x14' ROLL  
UP DOOR

60'x18' BI-FOLD  
HANGAR DOOR

79'x20' BI-FOLD  
HANGAR DOOR

80'x20' BI-FOLD  
HANGAR DOOR

14'x14' ROLL  
UP DOOR

Hangar 104  
3,355 SF

Hangar 102  
7,988 SF

Hangar 101  
10,000 SF

**BUILDING B**

Hangar 103  
4,185 SF

60'x18' BI-FOLD  
HANGAR DOOR

Office 103  
2,393 SF

Office 102  
2,306 SF

Office 101  
2,517 SF

Hangar 106  
3,355 SF

60'x18' BI-FOLD  
HANGAR DOOR

Hangar 105  
3,355 SF

60'x18' BI-FOLD  
HANGAR DOOR

FALCON DRIVE



# PROJECT HIGHLIGHTS



Four (4) Class A new-build with multi-tenant hangar assets



Situated on the south side of Falcon Field Airport along Mckellips with frontage and signage on Mckellips



Located within an opportunity zone



Located Two Miles South of the Red Mountain Freeway (Loop 202)

## AVAILABLE UPGRADES

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Electric car convenience stations

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Water and sewer hookup

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Additional office mezzanine or restrooms

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Option for additional office space or restrooms

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Upgraded power capabilities

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GFI outlets for convenience

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## AIRCRAFT SIZE CAPACITY:

Falcon Field can accommodate a wing span of 72 feet and landing weights of 38,000 pounds single axle, 60,000 pounds dual axle, and 90,000 pounds dual tandem.





# FALCON FIELD AVIATION PARK

## FALCON FIELD BACKGROUND

- Over 800 aircraft currently based at the airport.
- Two runways, one 5,150 feet and another 3,800 feet, supporting a wide range of fixed-wing aircraft and helicopters.
- Full-service operations offer competitive fuel pricing and pilot services.
- Falcon Field is an ideal location for aviation companies involved in aircraft and helicopter maintenance, repair, and overhaul (MRO), as well as those specializing in aircraft restoration, avionics, parts manufacturing, and flight testing.
- More than 120 on-site businesses provide services such as flight inspections, testing, manufacturing, research and development, as well as maintenance and repair for aircraft.
- The available spaces can accommodate small startups or large industrial tenants requiring thousands of square feet.
- Several airport-based businesses offer flight instruction services.
- The Boeing Company, Arizona's top ranked aerospace/defense manufacturer, employs nearly 5,000 throughout the state, with its largest concentration in Mesa adjacent to Falcon Field. Boeing's Attack Helicopters and Unmanned Airborne Systems divisions are headquartered in Mesa where the AH-64D Apache attack helicopter is built. Boeing has more than 500 suppliers and vendors in Arizona.



**800+ AIRCRAFT BASED AT  
FALCON FIELD WITH 300K+  
ANNUAL FLIGHT OPERATIONS**



**ARIZONA RANKED #5  
IN THE US FOR AEROSPACE  
MANUFACTURING**

LOOP  
202

**FALCON  
FIELD**  
AVIATION PARK  
MESA, ARIZONA 85215

N. GREENFIELD RD

Mesa Hangars



Falcon Field  
Airport



E. MCKELLIPS RD

E. MCDOWELL RD

HIGLEY RD

APACHE WELLS  
COUNTRY CLUB

LOOP  
202

BOEING

APACHE WELLS  
COUNTRY CLUB



FALCON  
FIELD  
AVIATION PARK  
MESA, ARIZONA 85215

HIGLEY RD

MCKELLIPS RD  
21,489 VPD

FUTURE INDUSTRIAL  
To Be Developed By  
Evergreen



21,804 VPD



GREENFIELD RD

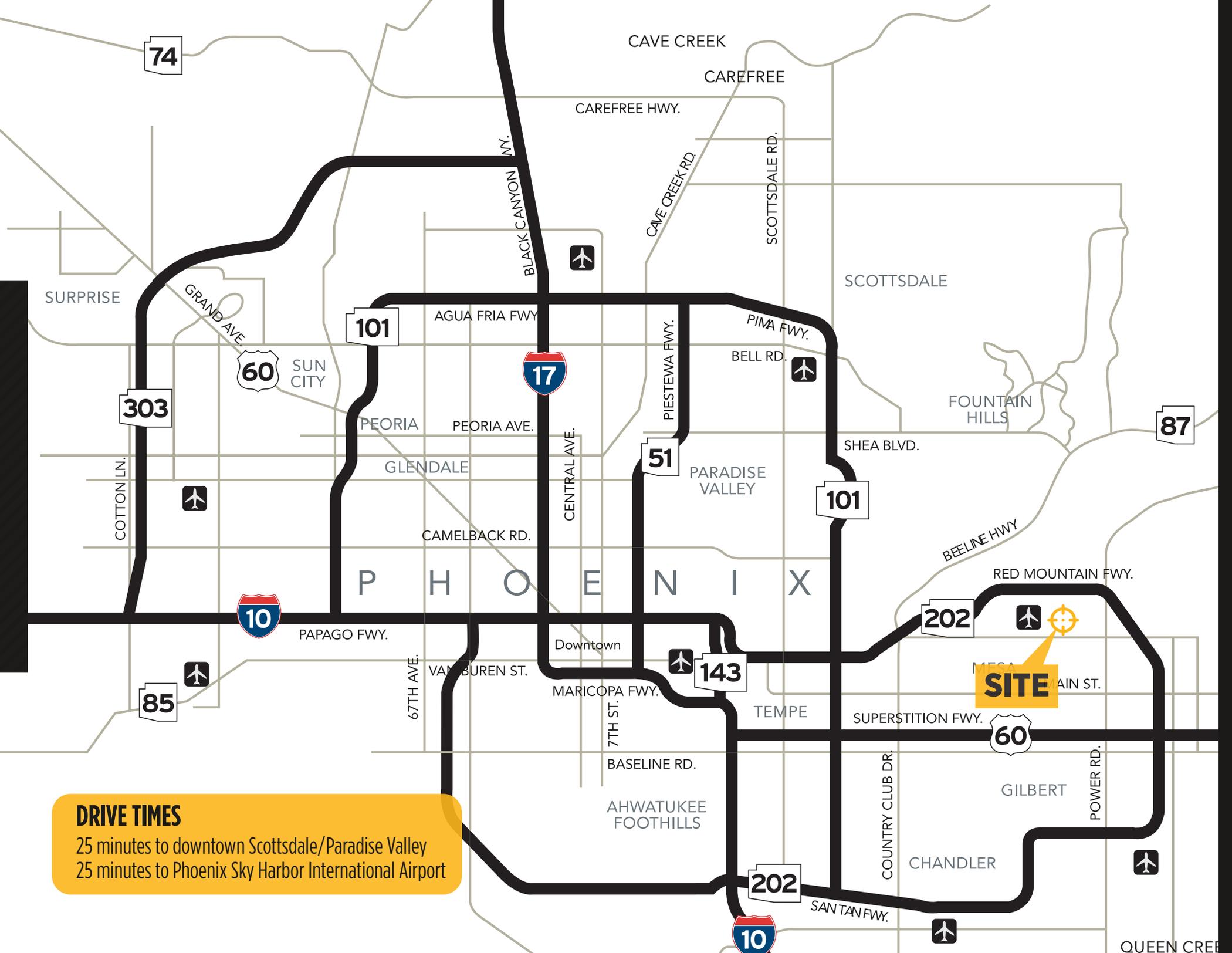


46th St

Jensen St

Parkcrest

Ingram St



**DRIVE TIMES**

25 minutes to downtown Scottsdale/Paradise Valley  
 25 minutes to Phoenix Sky Harbor International Airport



**SITE**

# FALCON FIELD

## AVIATION PARK

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