



FOR LEASE | INDUSTRIAL

FALCON FIELD FLEX/INDUSTRIAL

4523 East Ivy Street Bldg 2, Mesa, AZ 85205

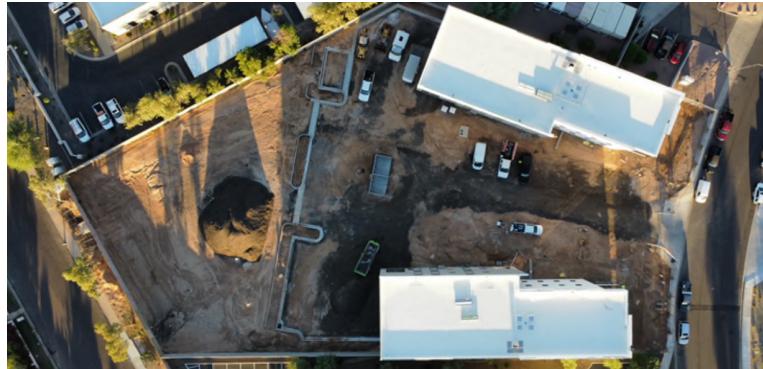
TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



coberealestate.com

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PROPERTY OVERVIEW

This two-story office, shop, and warehouse space offers a **flexible layout** in a **highly accessible** **northeast Mesa** business district **near Loop 202**. Totaling 9,850 SF, the building contains: 5,049-SF front of building across two levels, both of which can be structured as offices, or keep the downstairs as a climate-controlled warehouse space, while the back contains a warehouse that provides an additional 4,168 SF with **22'-23' clear heights**, **two 12' x 14' insulated coiling doors**, and the option to climatize the space. The property has **400-amp 3-phase power**, **ample parking**, and **secure access with a key fob**. With excellent connectivity and modern building efficiencies, this location is ideal for a wide range of operational users.

PROPERTY SUMMARY

Available SF:	9,850 SF
Lease Rate:	\$1.50 SF/month (NNN)
Lot Size:	1.69 Acres
Building Size:	9,850 SF
Grade Level Doors:	2
Zoning:	Light Industrial
Cross Streets:	McKellips Rd/Greenfield Rd

PROPERTY HIGHLIGHTS

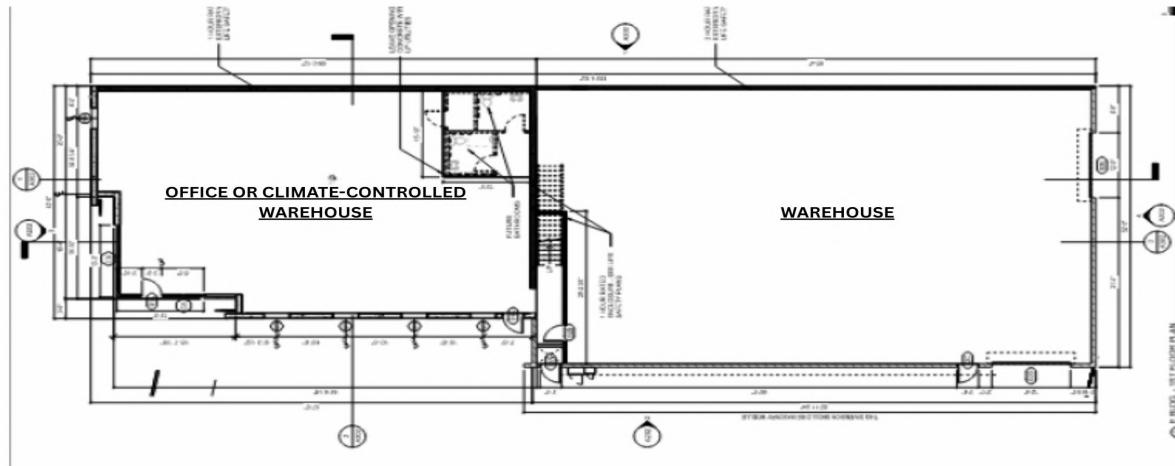
- 9,850-SF building contains: 5,049-SF, 2-story space that can be converted into an office or split into office/warehouse, 4,168-SF warehouse with two 12'x14' doors and 22'-23' clear height.
- Approved office plans ready to be built
- Energy-efficient features including ICF walls, R25 TPO roofing, fire sprinklers, and option to climatize shop/warehouse
- 400-amp, 3-phase power
- Ample parking, including 7 covered spaces
- Convenient northeast Mesa location near Loop 202 with strong access and surrounding business amenities

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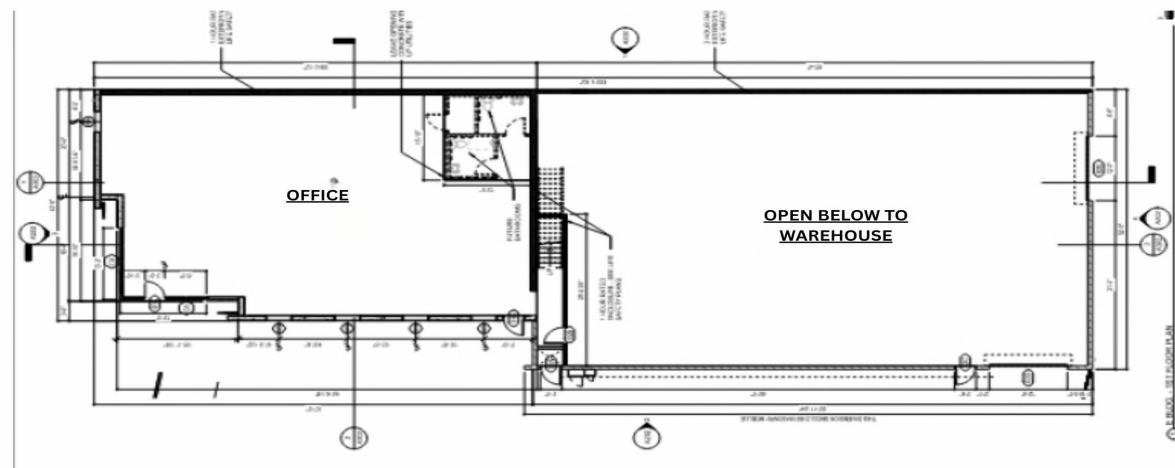
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LOWER LEVEL



UPPER LEVEL



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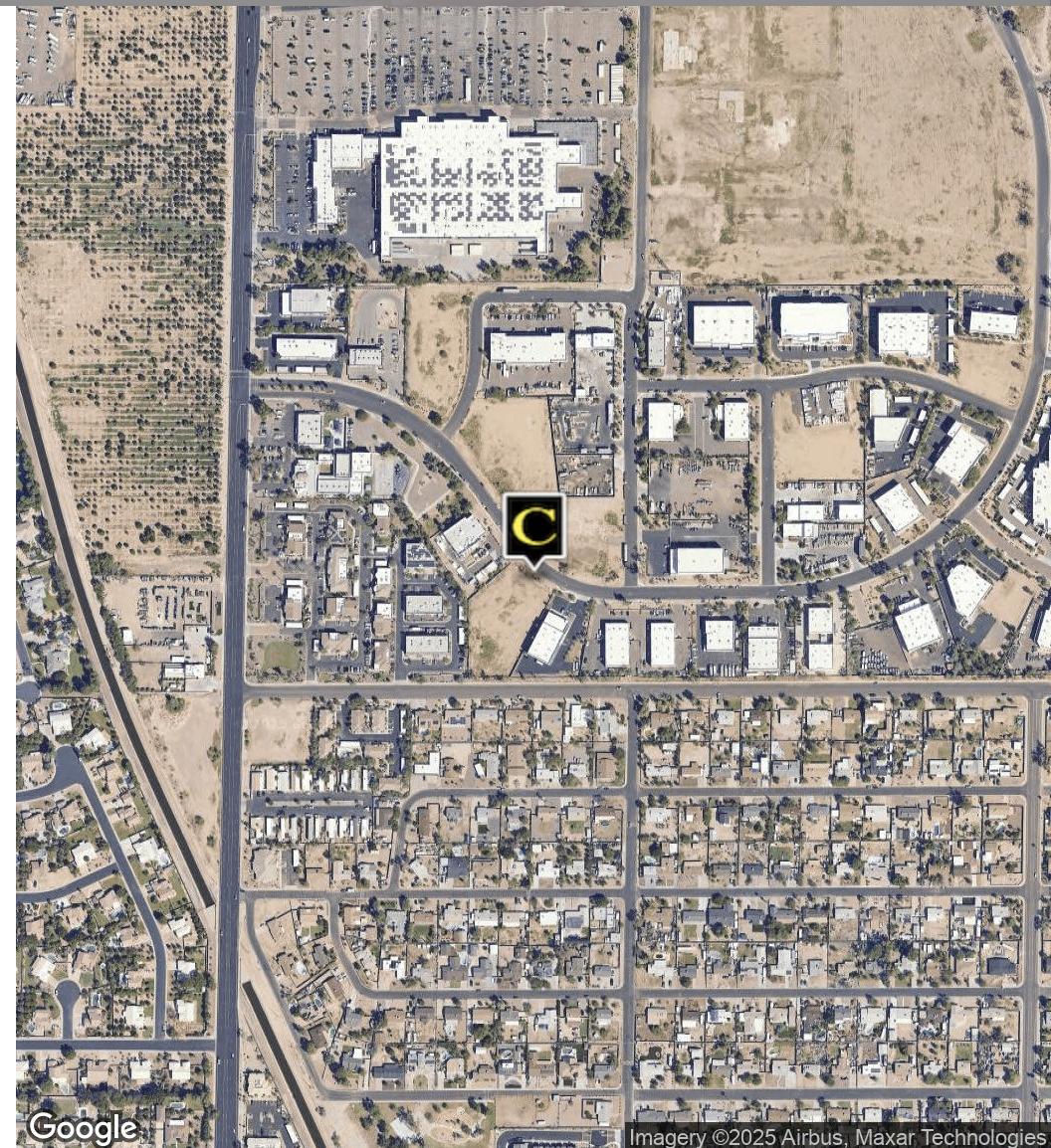
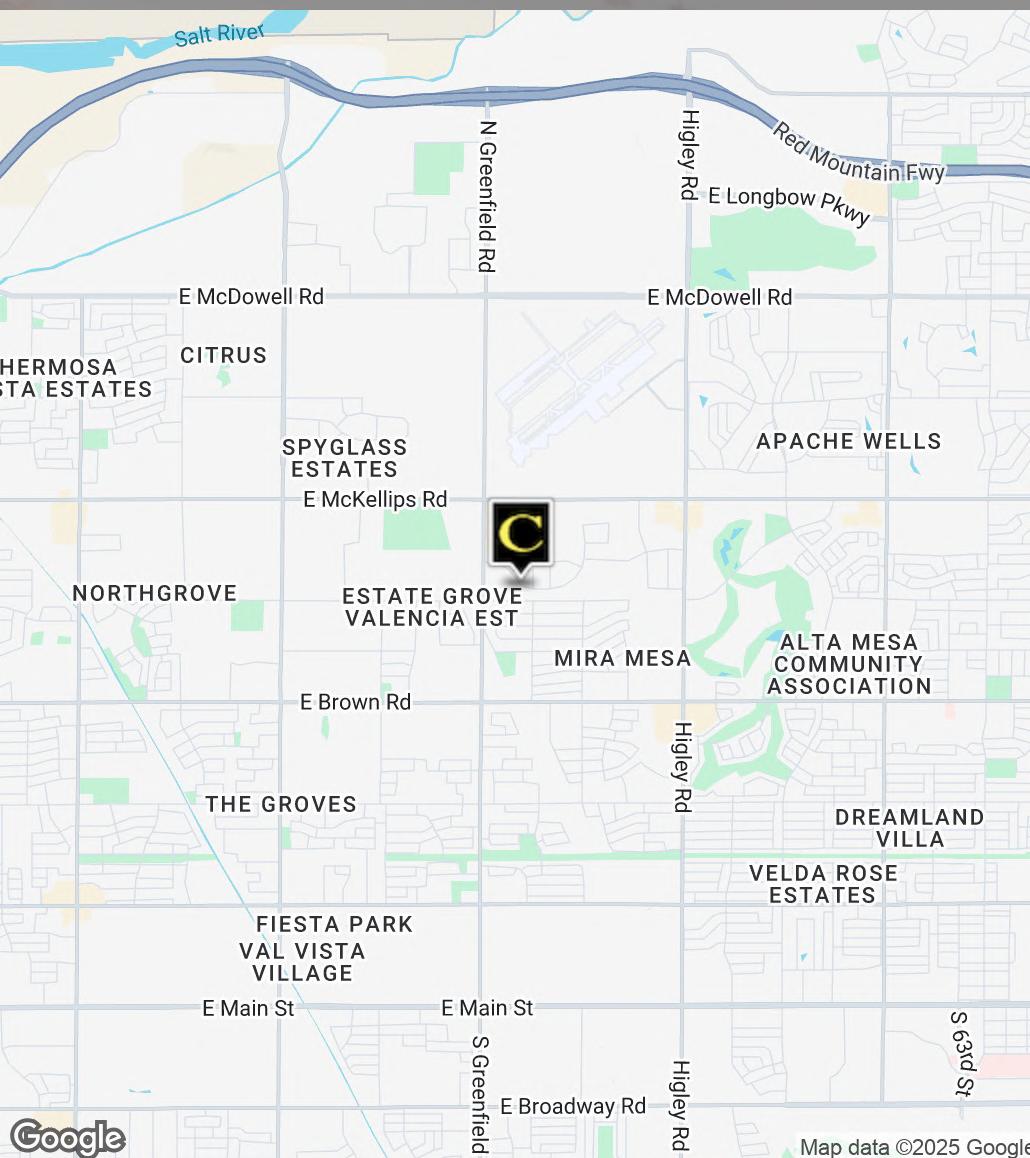
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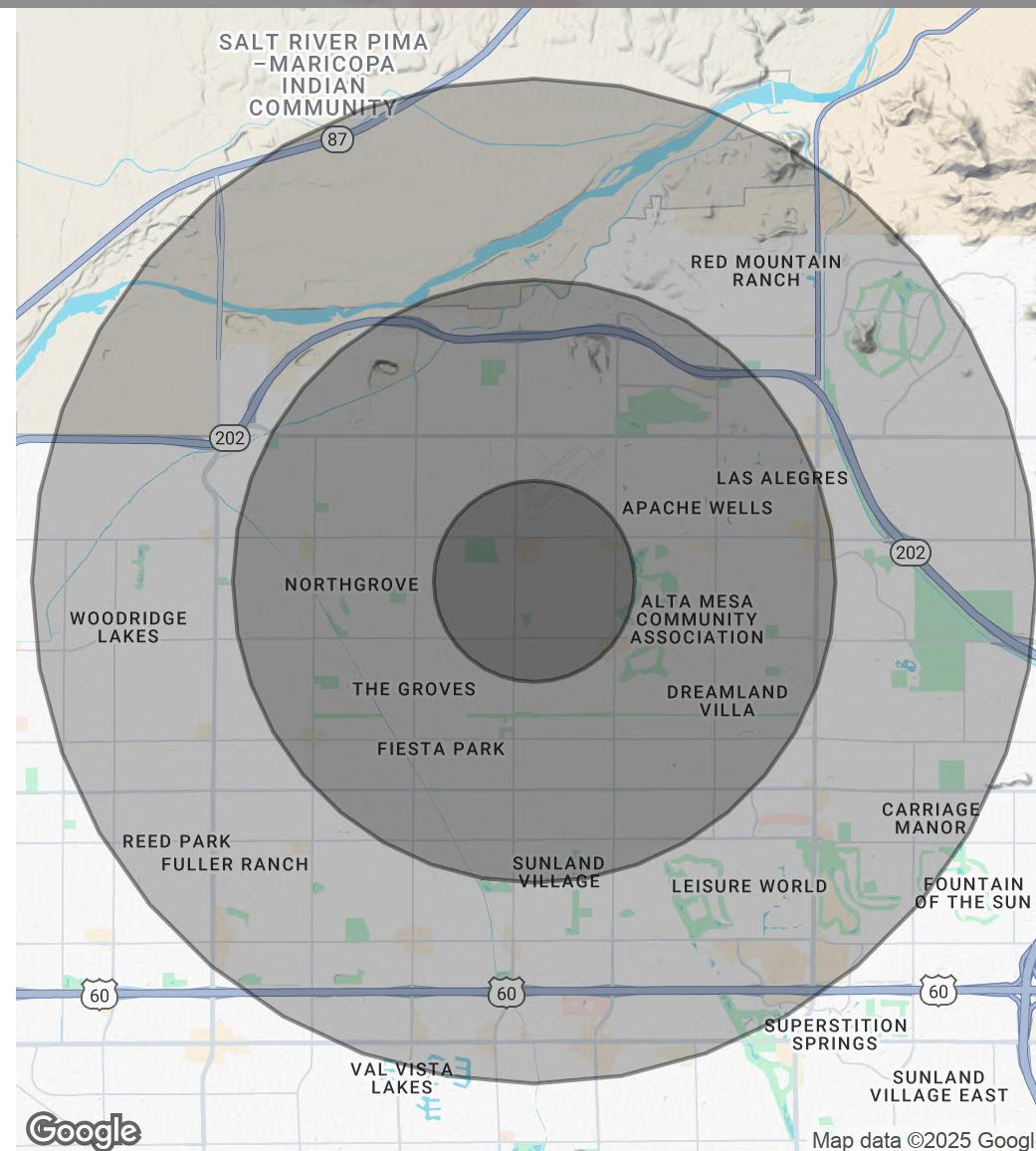
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,810	97,813	250,032
Average Age	39	46	42
Average Age (Male)	39	45	41
Average Age (Female)	40	47	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,714	40,896	98,061
# of Persons per HH	2.9	2.4	2.5
Average HH Income	\$145,136	\$113,686	\$108,144
Average House Value	\$561,790	\$449,225	\$459,875

Demographics data derived from AlphaMap



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