

INDUSTRIAL LAND

FOR LEASE

8610 E MAIN ST
MESA, AZ, 85207

CONTACT INFORMATION

CAMERON MILLER

ADVISOR

cmiller@levrose.com

480.294.6584

MARK CASSELL

PARTNER

mcassell@levrose.com

480.868.8003

LONDON MCKERNAN

PARTNER

lmckernan@levrose.com

480.294.6571

JOE JONES

ADVISOR

jjones@levrose.com

480.257.7900



PROPERTY DETAILS

LISTING ADDRESS	8610 E MAIN ST MESA, AZ 85207
LEASE RATE	\$6,534/AC/MONTH
YARD SIZE	±155,074 SF
ZONING	County Zoning
PARCEL	218-39-004A



8610 E MAIN ST | MESA, AZ, 85207

PROPERTY SUMMARY

HIGHLIGHTS

- Can be demised to ± 1.15 acres
- Yard to be scraped and level
- Secured yard/fully fenced
- Owner open to putting crushed aggregate on the yard





SUPERSTITION MOUNTAINS

LOOP 202



DOWNTOWN MESA

SUPERSTITION SPRINGS CENTER



ARIZONA 87

DOWNTOWN GILBERT

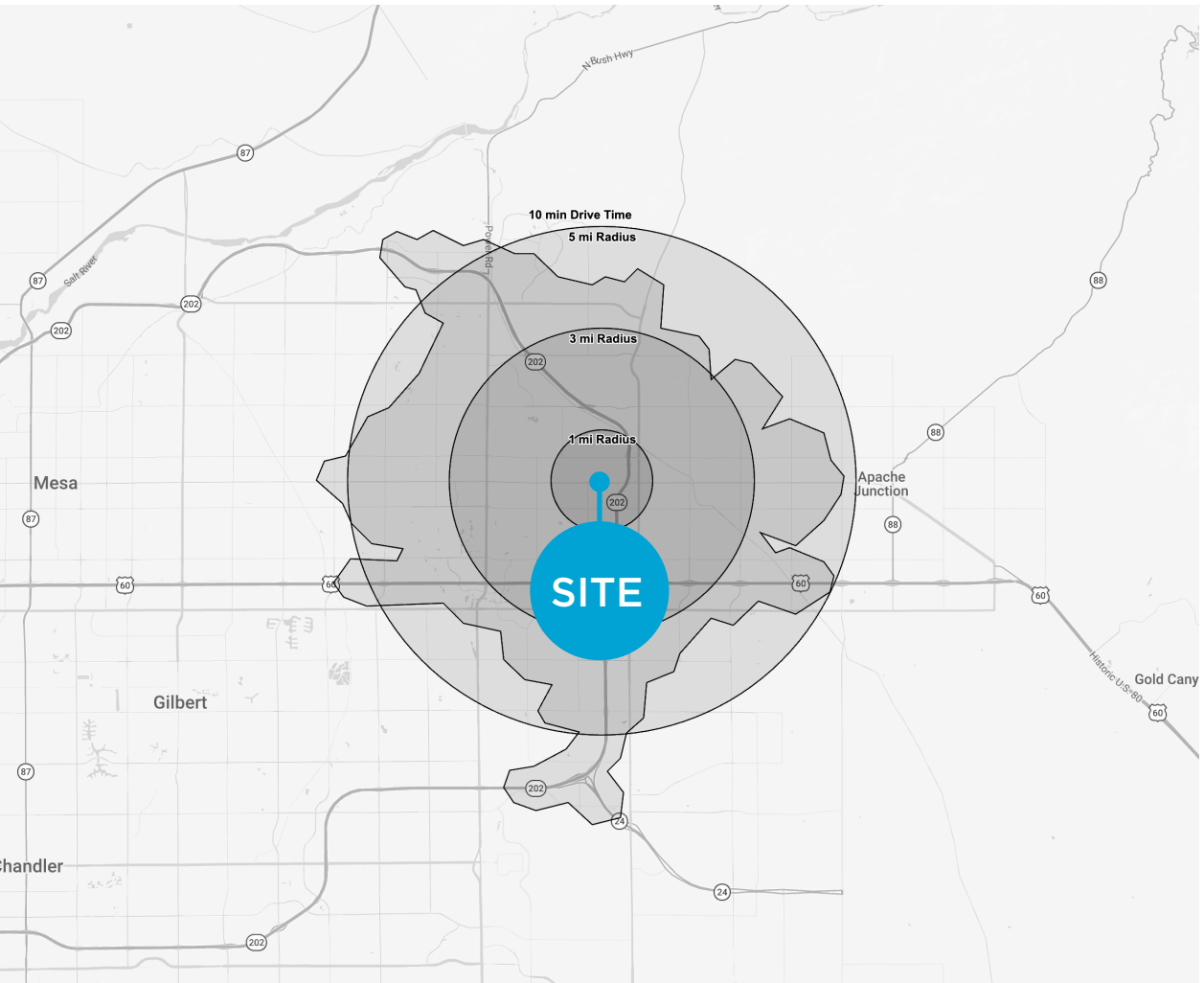


ELLIOT ROAD TECH CORRIDOR

LOOP 101



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	16,097	107,537	259,001
2030	16,680	107,615	258,565

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	6,873	46,102	109,856
2030	7,216	46,886	111,721

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$81,057	\$99,892	\$108,891

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2025	\$65,900	\$82,354	\$87,174

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	1,016	17,392	47,576

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	258	2,707	7,415

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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