

5400

E MCDOWELL RD
MESA, AZ

FOR SALE
OR LEASE



**±53,645 SF FREESTANDING
WAREHOUSE ON ±5.8 ACRES**

CBRE

PROPERTY FEATURES



SIZE

±53,645 SF
Total building



POWER

±1,600 amps
277/480 volt SES

(Ability to expand to
6,000 amps, 277/480 volts)



CLEAR HEIGHT

±28'



AVAILABLE

Q1 2025



DOORS

16 truckwell
4 12' x 14' grade level



PROPERTY TAXES (2022)

\$13,440.80



SALE PRICE

\$15,999,000



PARKING

122 stalls



LEASE RATE

TBD



OP EX

\$0.18/SF/MO

BUILDING FEATURES



ESFR SPRINKLERS



DELIVERING 2025 By Sunstate Builders

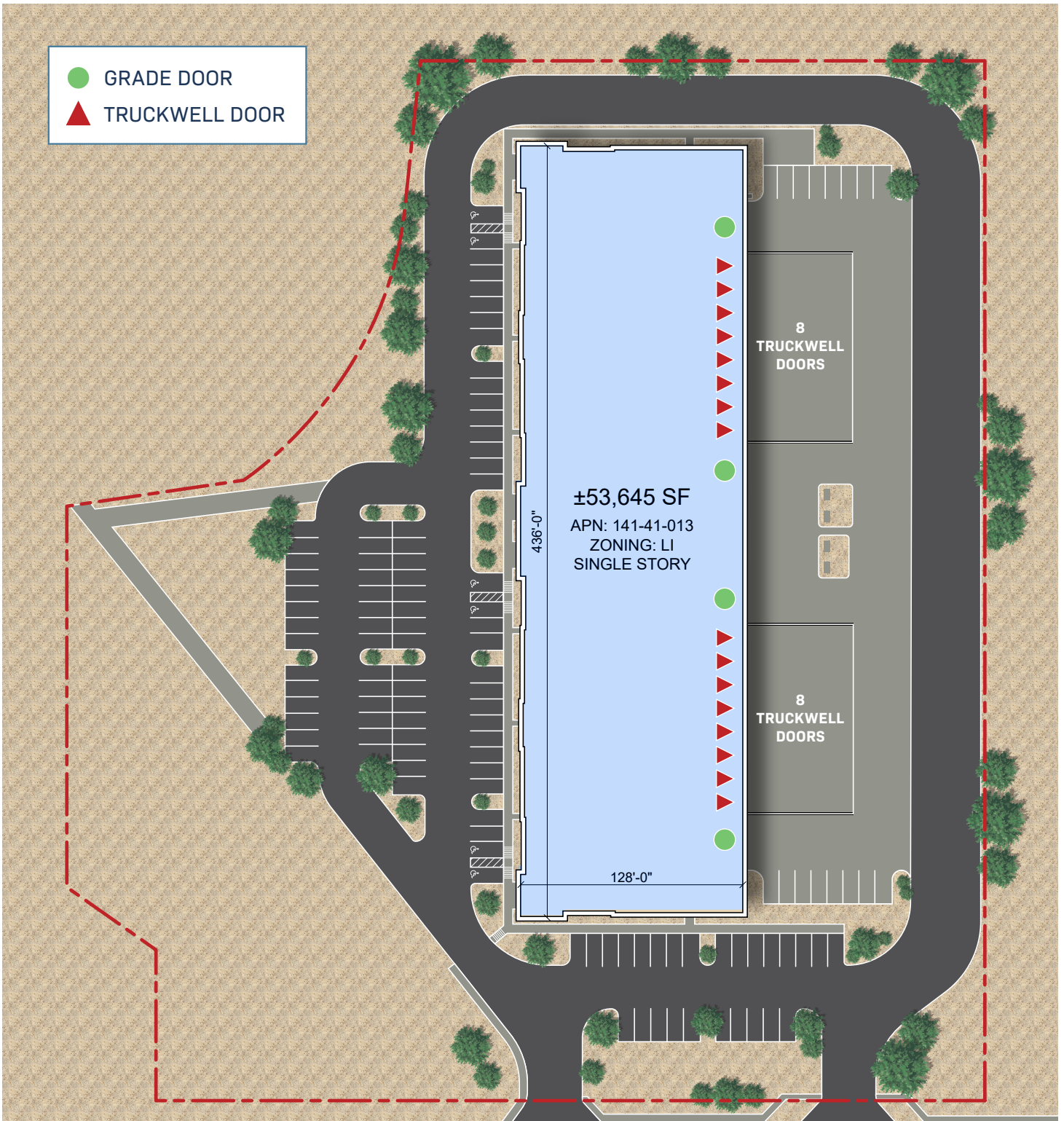


SECURE YARD Secure, paved rear yard with rolling gates

WEST ELEVATION – OVERALL



SITE PLAN



E MCDOWELL RD



NOT TO SCALE

LOCATION OVERVIEW



MARKET STATS



1,403,264

Laborers within a 30 minute commute



40.4%

of Mesa households within a 5-mile radius



5th

Safest Communities in U.S. (2019)



\$71,448

Average HH Income



3rd

Largest city in Arizona



18,000+

People employed in the Falcon District



FALCON DISTRICT

Mesa's Falcon District offers access to a large, educated labor pool, where more than 70% of those age 25+ have attended college. It's also a well-established home for leading-edge manufacturing companies.



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FOR MORE INFORMATION, PLEASE CONTACT:

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