



INDUSTRIAL/FLEX BUILDING FOR SALE

4220 E MCDOWELL RD | MESA, AZ 85215

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PROPERTY DETAILS

PROPERTY TYPE: Industrial/Flex

SALE PRICE \$5,350,000

BUILDING SIZE: ±20,544 SF

LOT SIZE: ±103,050 SF (±2.37 AC)

YEAR BUILT: 2006

PARKING: ±4.77/1000

ZONING: LI, Mesa [🔗](#)

PARCEL: 141-25-187

AVAILABILITY: Leased until end of Aug., 2026

PROPERTY HIGHLIGHTS

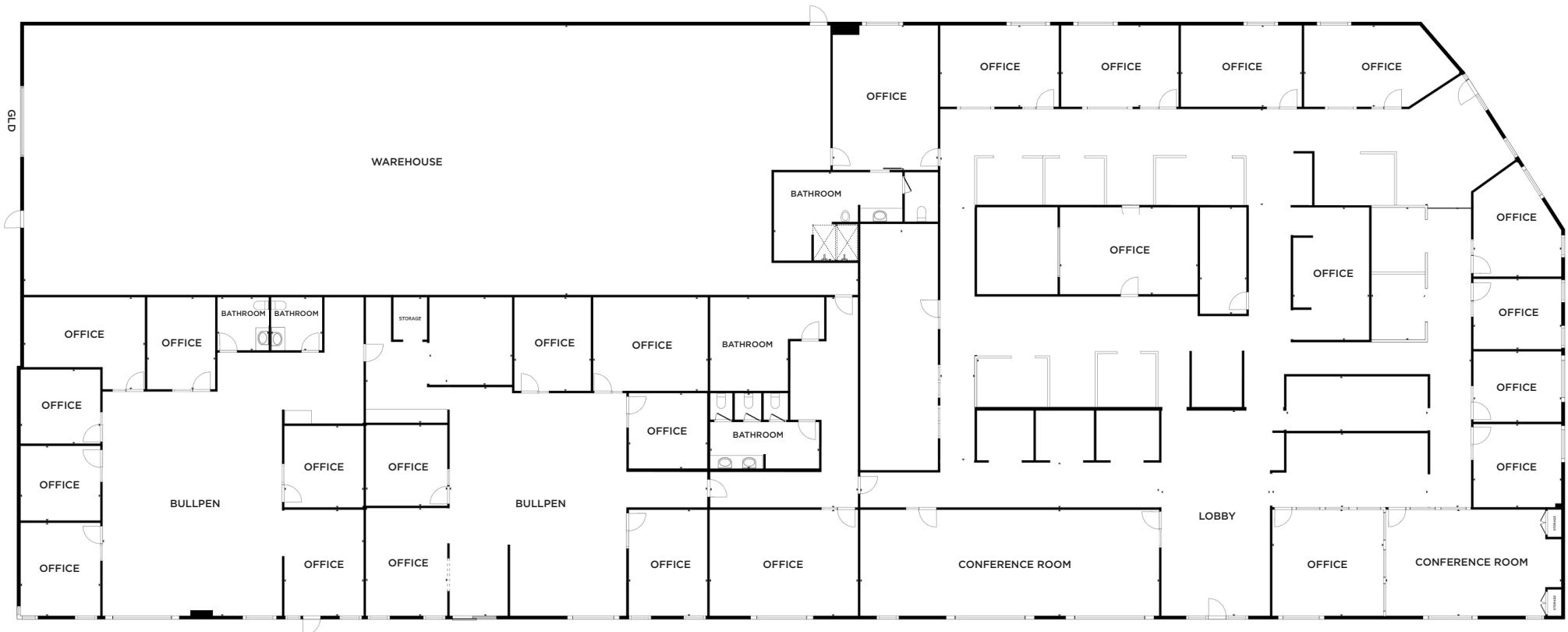
- Block Construction
- Reception area
- Bullpen area
- 800A 277/480V 3P
- 14'x14' grade level door
- Fully secured yard
- 18 covered parking spaces
- ±15,494 SF of office



FULLY SECURED YARD



FLOOR PLAN



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

PROPERTY PHOTOS



MCDOWELL ROAD FRONTAGE



AMPLE PARKING



±7,000 SF SECURED YARD



NEAR FALCON FIELD

AERIAL

SITE

N GREENFIELD RD

E MCKELLIPS RD

N HIGLEY RD

E MC



DEMOGRAPHICS

POPULATION



	1 MILE	3 MILES	5 MILES
2024	1,297	55,279	187,249
2029	1,406	59,759	203,585

HOUSEHOLDS

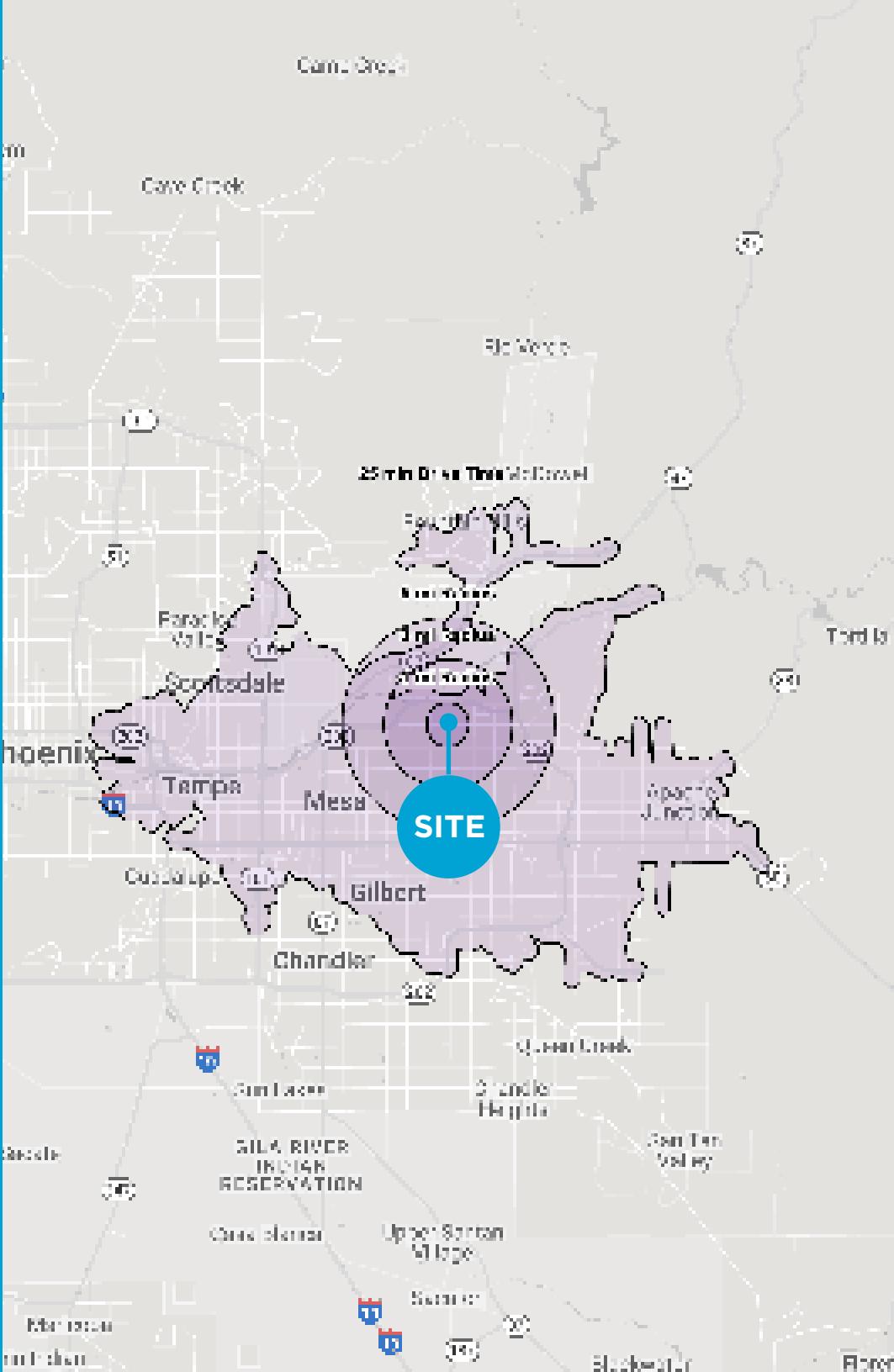


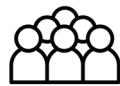
	1 MILE	3 MILES	5 MILES
2024	382	20,491	75,586
2029	415	22,232	82,564

AVG. H.H. INCOME



	1 MILE	3 MILES	5 MILES
2024	\$191,873	\$122,112	\$93,927





504K +
TOTAL POPULATION



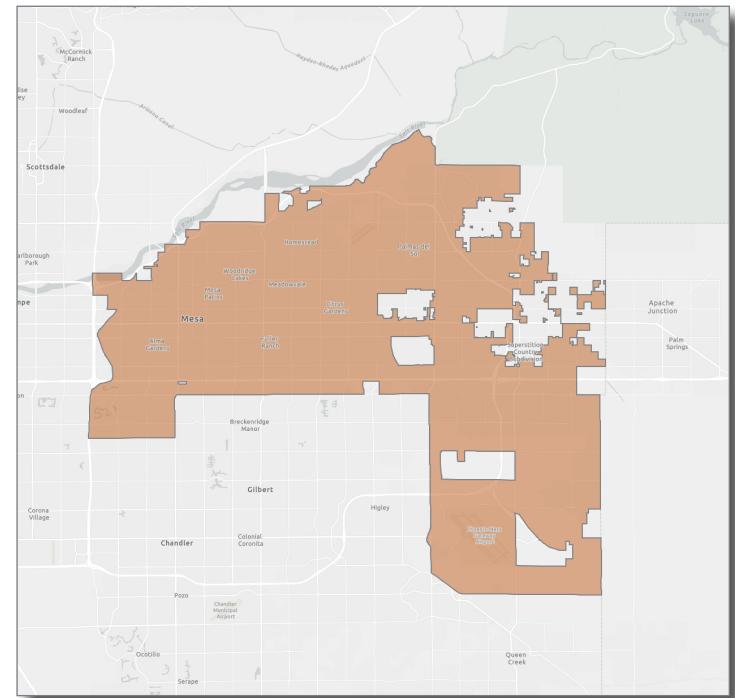
\$94K +
AVG HH INCOME

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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