

# INDUSTRIAL STORAGE YARD FOR FOR SALE

1632 N GREENFIELD RD | MESA, AZ 85215

**SELLER FINANCING AVAILABLE**



**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
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## PROPERTY DETAILS



### PRICING DETAILS:

\$2,700,000  
\$32/SF



### LOT SIZE:

±1.93 AC  
±84,101 SF



### PARCEL:

141-29-006N &  
141-29-006J



### ZONING:

LI, Mesa

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## PROPERTY HIGHLIGHTS

- Seller financing available
- Fully secured yard with block wall
- Concrete, gravel and crushed aggregate yard
- 17 foot gate on South side
- 30 foot gate on North side
- Covered canopy (14-16 ft. clear height)
- Connex office
- Generator on site





# PROPERTY PHOTOS





# 360 VIRTUAL TOUR



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AERIAL

N GREENFIELD RD

E MCKELLIPS RD

N HIGLEY RD

E MCLELLAN RD











SITE

















# DEMOGRAPHICS



## POPULATION

	2 MILES	5 MILES	10 MILES
2024	38,263	252,260	795,230
2029	38,263	252,260	795,230



## AVERAGE H.H. INCOME

	2 MILES	5 MILES	10 MILES
2024	\$102,761	\$91,718	\$93,615



## HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
2024	15,232	100,048	304,507
2029	16,569	109,129	332,004



## EMPLOYEES

	2 MILES	5 MILES	10 MILES
2024	16,061	80,704	297,408



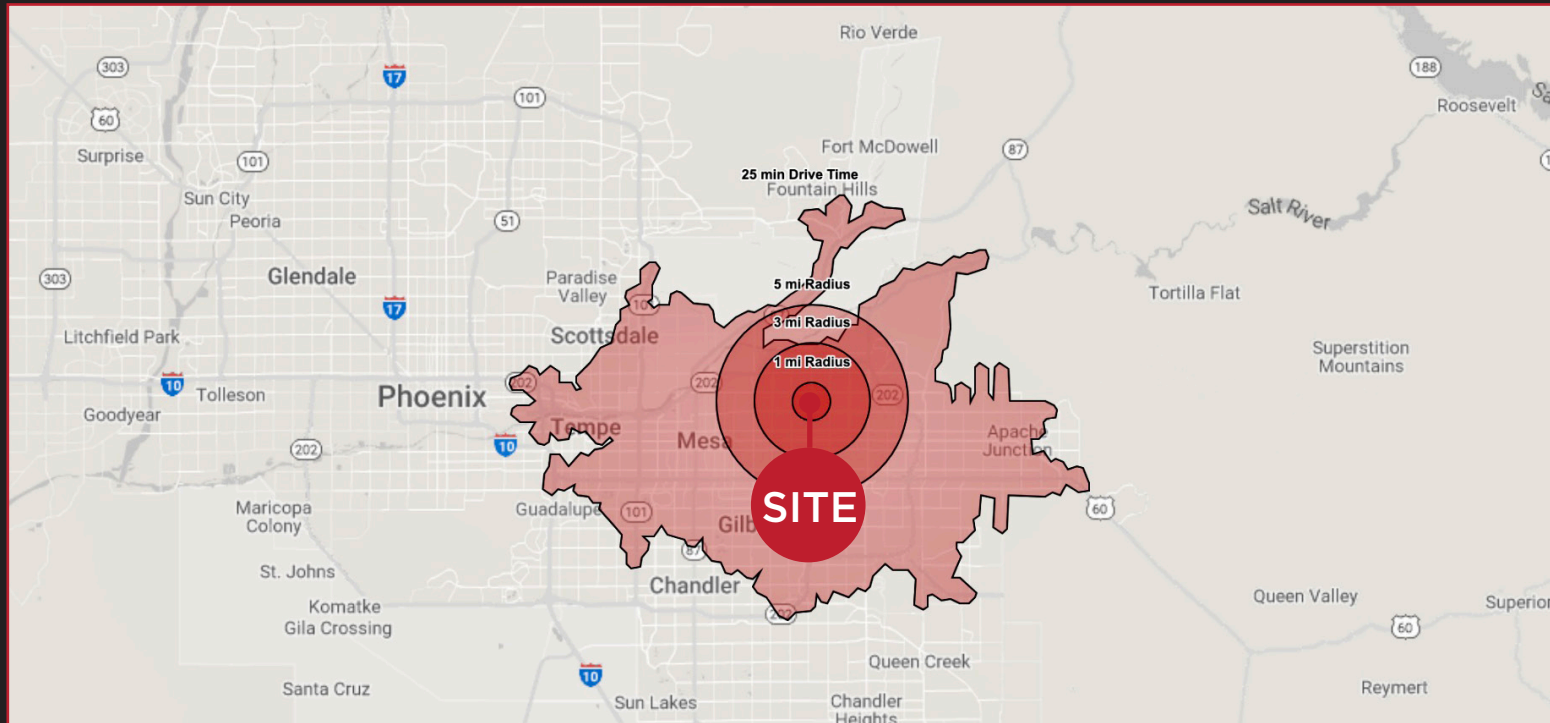
## MEDIAN H.H. INCOME

	2 MILES	5 MILES	10 MILES
2024	\$76,556	\$69,766	\$71,990



## BUSINESSES

	2 MILES	5 MILES	10 MILES
2024	1,421	10,858	297,408



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.



# CITY OVERVIEW

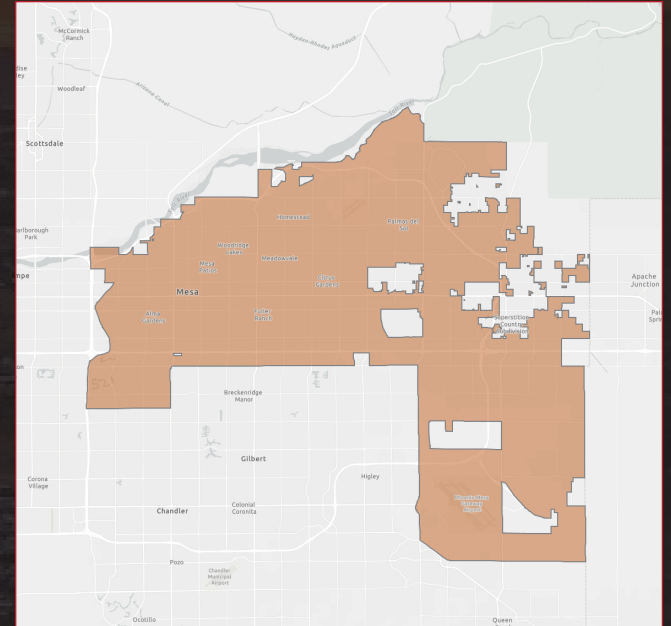
## MESA, AZ



**520K +**  
**TOTAL POPULATION**



**\$99K +**  
**AVG HH INCOME**



### EAST VALLEY CITY WITH ADVANCING INDUSTRIAL CORRIDORS

Mesa, the third-largest city in Arizona, has evolved into a magnet for high value industrial, aerospace, and clean tech investment. The city's location along key freeway and rail corridors, plus its proximity to Phoenix-Mesa Gateway Airport, makes it a powerful base for manufacturing and distribution. Recent announcements include Magna/Waymo's autonomous vehicle plant and Komatsu's new \$80 million mining operations center.

### CLEAN TECH & RESEARCH-DRIVEN INVESTMENT CLIMATE

Mesa is also investing in next gen sustainability, with companies like Cyclic Materials bringing rare earth recycling to the area. The city is diversifying further with new office, flex, and healthcare projects, and supports these with proactive infrastructure funding, including multi-million-dollar water and energy upgrades. With population growth and ASU's Polytechnic campus drawing a skilled labor base, Mesa continues to accelerate in both scale and sophistication.



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