

**50% LEASED**

**CBRE**



**NEW SPEC OFFICES COMING MARCH 1, 2026**



**2836 N GREENFIELD RD**

MESA, AZ

**Industrial For Lease**  
**±78,449 SF on 5.66 Acres of Land**

# PROPERTY FEATURES



±78,449 SF Industrial Building  
on 5.66 Acres of Land



Shell Complete



1 Mile to Loop 202  
Red Mountain Freeway



Frontage on McDowell Road  
& Greenfield Road



8 Truckwells



8 Grade Level Doors



Secured Truck Court



Clear Height



Lease Rate: \$1.45/SF NNN











202

LAMESA

202



E McDowell Rd

N Greenfield Rd



2836 N GREENFIELD RD

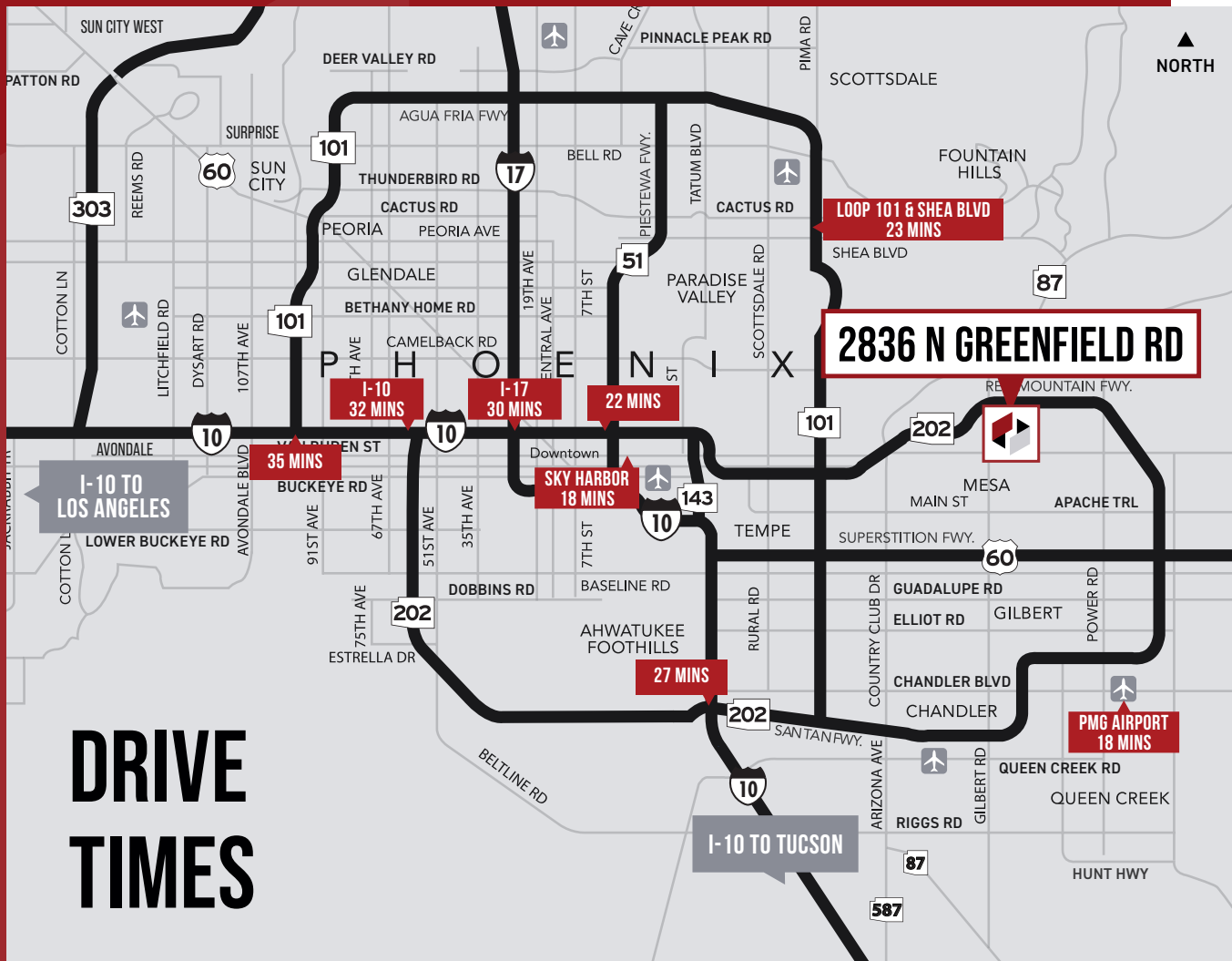
MESA, AZ











# AREA DETAILS



**1,403,264**

LABORERS WITHIN A 30 MINUTE COMMUTE



**\$71,448**

AVERAGE HH INCOME



**40.4%**

OF MESA HOUSEHOLDS WITHIN A 5-MILE RADIUS



**3RD**

LARGEST CITY IN ARIZONA



**18,000+**

PEOPLE EMPLOYED IN THE FALCON DISTRICT



**5TH**

SAFEST COMMUNITIES IN U.S. (2019)

## FOR MORE INFORMATION, PLEASE CONTACT

**Mike Parker**

Executive Vice President

+1 602 614 7877 / [mike.parker6@cbre.com](mailto:mike.parker6@cbre.com)

**CBRE**

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Sources: CBRE Research, Forbes Magazine, MoneyGeek, City of Mesa.