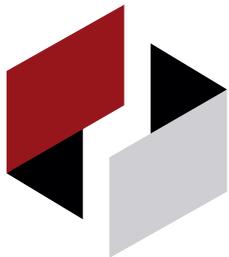


75% LEASED

CBRE



NEW SPEC OFFICES COMING MAY 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



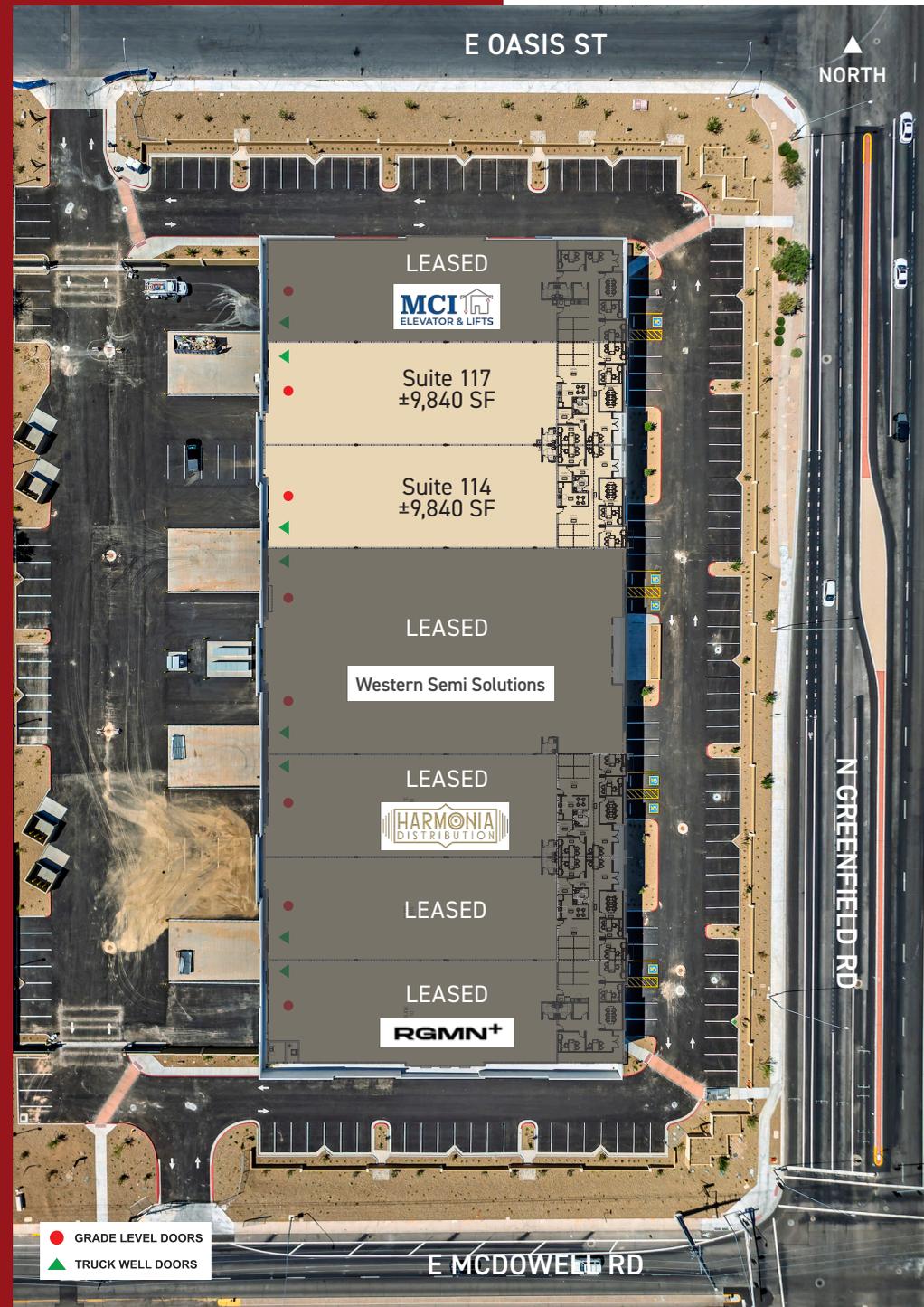
Secured Truck Court



Clear Height



Lease Rate: \$1.45/SF NNN







202

LAMESA

202



TriMas

FleXPrint



E McDowell Rd

N Greenfield Rd



2836 N GREENFIELD RD
MESA, AZ

NORTH



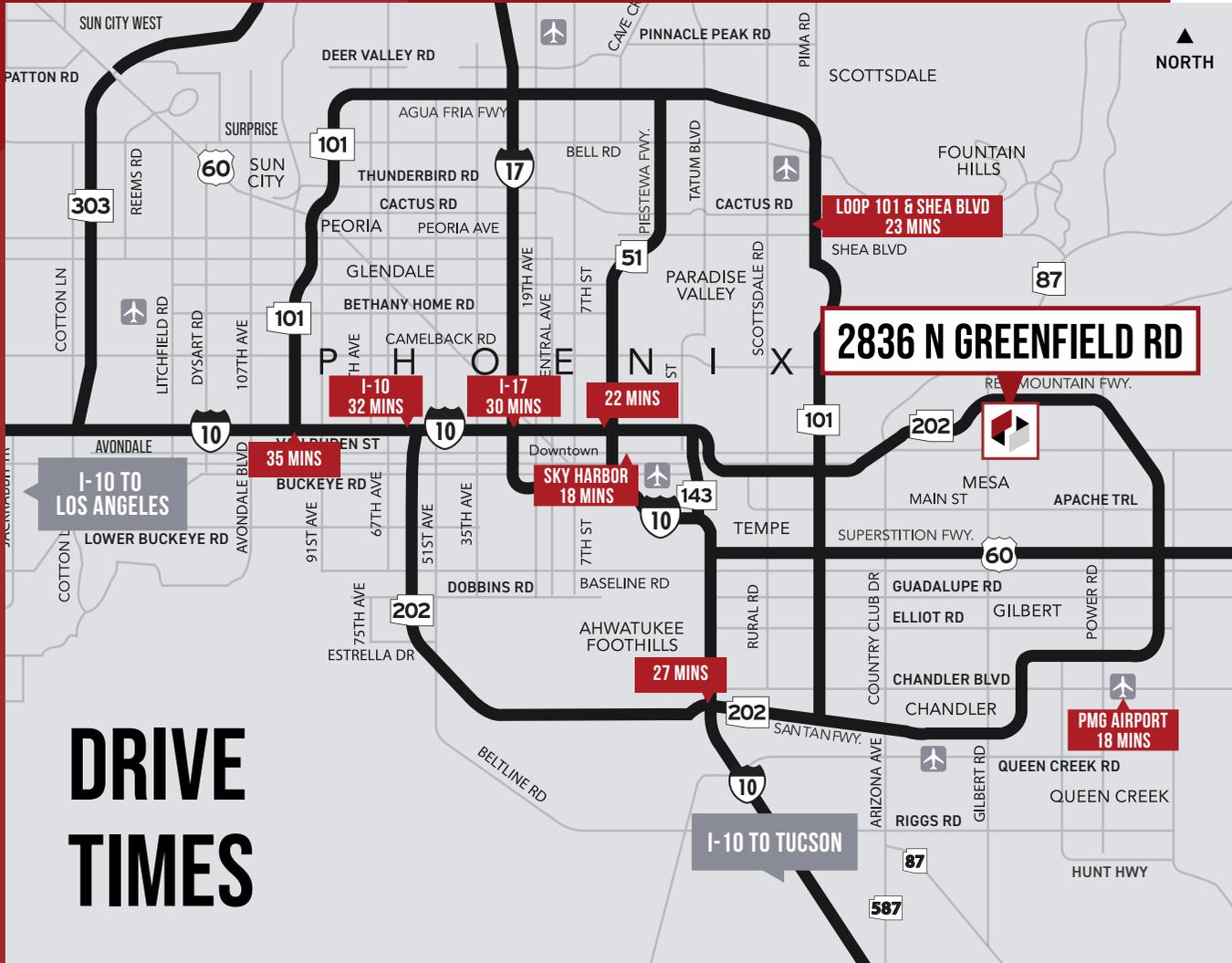
ABOUT THE FALCON DISTRICT:



This location offers access to a large, educated labor pool. More than 70% of those age 25+ have attended college, with nearly 39% having a Bachelor's or Master's Degree.



Mesa's Falcon District is a well-established home for leading-edge manufacturing companies.



DRIVE TIMES

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



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

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