

Falcon Field Hangars for Sale

5127 & 5133 E Roadrunner Drive | Mesa, AZ 85215



Price: \$2,350,000 | Owner/User or Investment Opportunity



For more information, please contact:



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Investment Summary

Sale Price: \$2,350,000
Occupancy: 100%
Lot Info: Lots 19A and 20, City of Mesa Leasehold Land, totaling $\pm 70,778$ SF (± 1.6 Acres)
Falcon Field Land Lease: 25 Year Original Term (3/1/2000 – 2/28/2025); Option to renew for 10 years

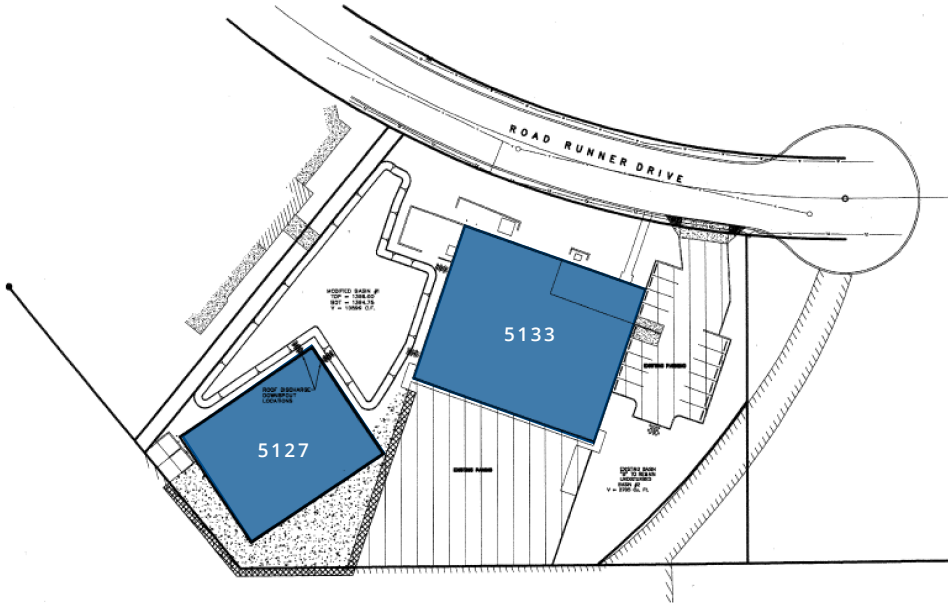
Property Profile

5127 E Roadrunner Drive
Mesa, AZ 85215

- Size: $\pm 7,920$ SF (80' x 99')
- Hangar: $\pm 7,486$ SF
- Office & Mezzanine: ± 434 SF
- Year Built: 2000
- Construction: Metal
- Zoning: City of Mesa LI (Light Industrial)
- Occupancy Type: S1 (Aircraft Storage & Maintenance)
- Clear Height: 19'+
- Hangar Door: 70' x 17' Schweiss Bi-Fold Door
- Parking: 10 spaces
- Fire Sprinklers: Yes
- Lighting: Metal Halide Low Bay
- Taxiway access
- Evaporative Cooled Hangar
- Air Conditioned Office

5133 E Roadrunner Drive
Mesa, AZ 85215

- Size: $\pm 15,525$ SF (100' x 120')
- Hangar: $\pm 10,794$ SF
- Office First Floor: $\pm 1,206$ SF
- Office Second Floor: $\pm 1,121$ SF
- Mezzanine / Storage: $\pm 2,404$ SF
- Year Built: 2000
- Construction: Metal
- Zoning: City of Mesa LI (Light Industrial)
- Occupancy Type: S1 (Aircraft Storage & Maintenance)
- Parking: 14 spaces
- Clear Height: 20'+
- Hangar Doors: 80' x 20' Rolling Doors
- Sprinklers: Yes
- Street Access
- Taxiway access
- Evaporative Cooled Hangar
- Air Conditioned Offices



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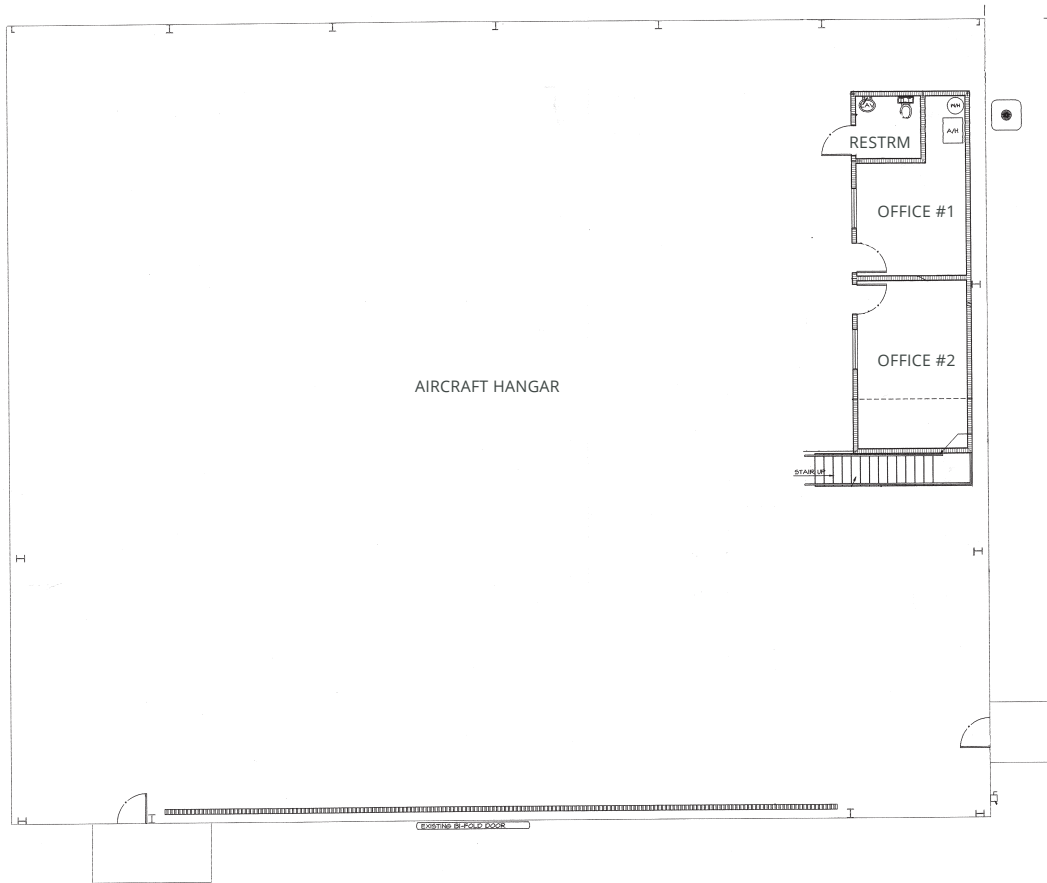
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5127 E. Roadrunner Drive

First Floor



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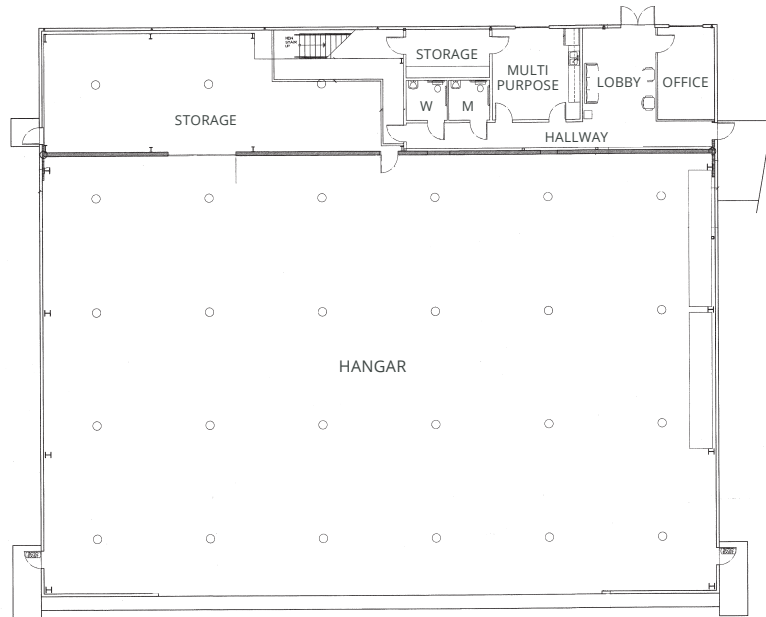
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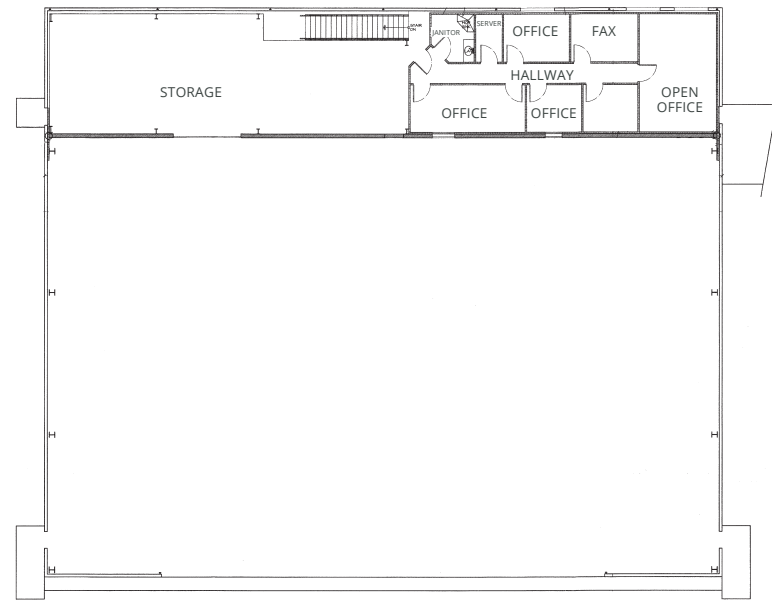


5133 E. Roadrunner Drive

First Floor



Second Floor



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LOCAL DEMOGRAPHICS (2019)

Population:

1 Mile	3 Miles
7,342	79,822

Households:

1 Mile	3 Miles
3,541	32,742

Median HH Income:

1 Mile	3 Miles
\$53,750	\$64,498

Daytime Employees:

1 Mile	3 Miles
8,435	25,522

(Demographics provided by CoStar)

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