

FALCON FIELD

AVIATION PARK

MESA, ARIZONA 85215

±68,793-SF STATE-OF-THE-ART HANGAR SPACE FOR SALE OR LEASE

 CUSHMAN &
WAKEFIELD



PROPERTY HIGHLIGHTS

BUILDING SPECIFICATIONS

Address:	4652, 4664, 4656, and 4660 East Falcon Drive, Mesa, AZ 85215
Zoning:	(L-1) Light Industrial, city of Mesa
Project Size:	± 68,793 SF
Lot Size:	4.0 Acres
Construction:	Steel
Hangar Sizes:	Ranging from 2,516 SF - 32,263 SF
Hangar Door Sizes:	80' x up to 24' 60' x up to 21'
Hangar Door Types:	Bi-Fold Doors
Clear Height:	34'
Office:	To Suit
Parking:	To Suit
Lease Rate:	\$20.00 Modified Gross
Tenant Improvements:	Negotiable
Sales Price:	\$295.00/SF
Yard Space:	Fenced Yard available up to 43,000 Feet
Ground Lease:	Leasehold interest only

MCKELLIPS ROAD

**4655
BUILDING C**

Hangar 101
3,451 SF

60'x18' BI-FOLD
HANGAR DOOR

4660 BUILDING D

Hangar 101
3,432 SF

60'x18' BI-FOLD
HANGAR DOOR

Hangar 102
3,414 SF

60'x18' BI-FOLD
HANGAR DOOR

Hangar 103
3,414 SF

60'x18' BI-FOLD
HANGAR DOOR

Hangar 104
3,432 SF

60'x18' BI-FOLD
HANGAR DOOR

**4652
BUILDING A**

Hangar 101
3,716 SF

60'x18' BI-FOLD
HANGAR DOOR

Hangar 102
3,416 SF

60'x18' BI-FOLD
HANGAR DOOR

Hangar 103
3,152 SF

60'x18' BI-FOLD
HANGAR DOOR

Office 104
2,516 SF

Hangar 105
3,153 SF

Hangar 106
3,434 SF

60'x18' BI-FOLD
HANGAR DOOR

60'x18' BI-FOLD
HANGAR DOOR

60'x18' BI-FOLD
HANGAR DOOR

79'x20' BI-FOLD
HANGAR DOOR

80'x20' BI-FOLD
HANGAR DOOR

14'x14' ROLL
UP DOOR

14'x14' ROLL
UP DOOR

14'x14' ROLL
UP DOOR

Hangar 109
3,414 SF

Hangar 101
3,680 SF

60'x18' BI-FOLD
HANGAR DOOR

Hangar 108
7,973 SF

4664 BUILDING B

Hangar 106
9,933 SF

Office 102
2,411 SF

Office 103
2,334 SF

Office 104
2,518 SF

FALCON DRIVE



FALCON FIELD AVIA

PROJECT HIGHLIGHTS



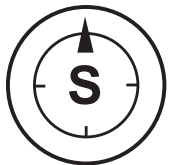
Four (4) Class A new-build with multi-tenant hangar assets



Situated on the south side of Falcon Field Airport along McKellips with frontage and signage on McKellips



Located within an opportunity zone



Located Two Miles South of the Red Mountain Freeway (Loop 202)

AVAILABLE UPGRADES

Electric car convenience stations

Water and sewer hookup

Additional office mezzanine or restrooms

Option for additional office space or restrooms

Upgraded power capabilities

GFI outlets for convenience

AIRCRAFT SIZE CAPACITY:

Falcon Field can accommodate a wing span of 72 feet and landing weights of 38,000 pounds single axle, 60,000 pounds dual axle, and 90,000 pounds dual tandem.





FALCON FIELD AVIATION PARK

FALCON FIELD BACKGROUND

- Over 800 aircraft currently based at the airport.
- Two runways, one 5,150 feet and another 3,800 feet, supporting a wide range of fixed-wing aircraft and helicopters.
- Full-service operations offer competitive fuel pricing and pilot services.
- Falcon Field is an ideal location for aviation companies involved in aircraft and helicopter maintenance, repair, and overhaul (MRO), as well as those specializing in aircraft restoration, avionics, parts manufacturing, and flight testing.
- More than 120 on-site businesses provide services such as flight inspections, testing, manufacturing, research and development, as well as maintenance and repair for aircraft.
- The available spaces can accommodate small startups or large industrial tenants requiring thousands of square feet.
- Several airport-based businesses offer flight instruction services.
- The Boeing Company, Arizona's top ranked aerospace/defense manufacturer, employs nearly 5,000 throughout the state, with its largest concentration in Mesa adjacent to Falcon Field. Boeing's Attack Helicopters and Unmanned Airborne Systems divisions are headquartered in Mesa where the AH-64D Apache attack helicopter is built. Boeing has more than 500 suppliers and vendors in Arizona.



**800+ AIRCRAFT BASED AT
FALCON FIELD WITH 300K+
ANNUAL FLIGHT OPERATIONS**



**ARIZONA RANKED #5
IN THE US FOR AEROSPACE
MANUFACTURING**

LOOP
202

**FALCON
FIELD**
AVIATION PARK
MESA, ARIZONA 85215

N. GREENFIELD RD

Mesa Hangars



Falcon Field
Airport



E. MCKELLIPS RD

E. MCDOWELL RD

HIGLEY RD

APACHE WELLS
COUNTRY CLUB

BOEING

APACHE WELLS
COUNTRY CLUB

HIGLEY RD

Falcon Field
Airport

FALCON
FIELD
AVIATION PARK
MESA, ARIZONA 85215

MCKELLIPS RD
21,489 VPD

FUTURE INDUSTRIAL
To Be Developed By
Evergreen



46th St

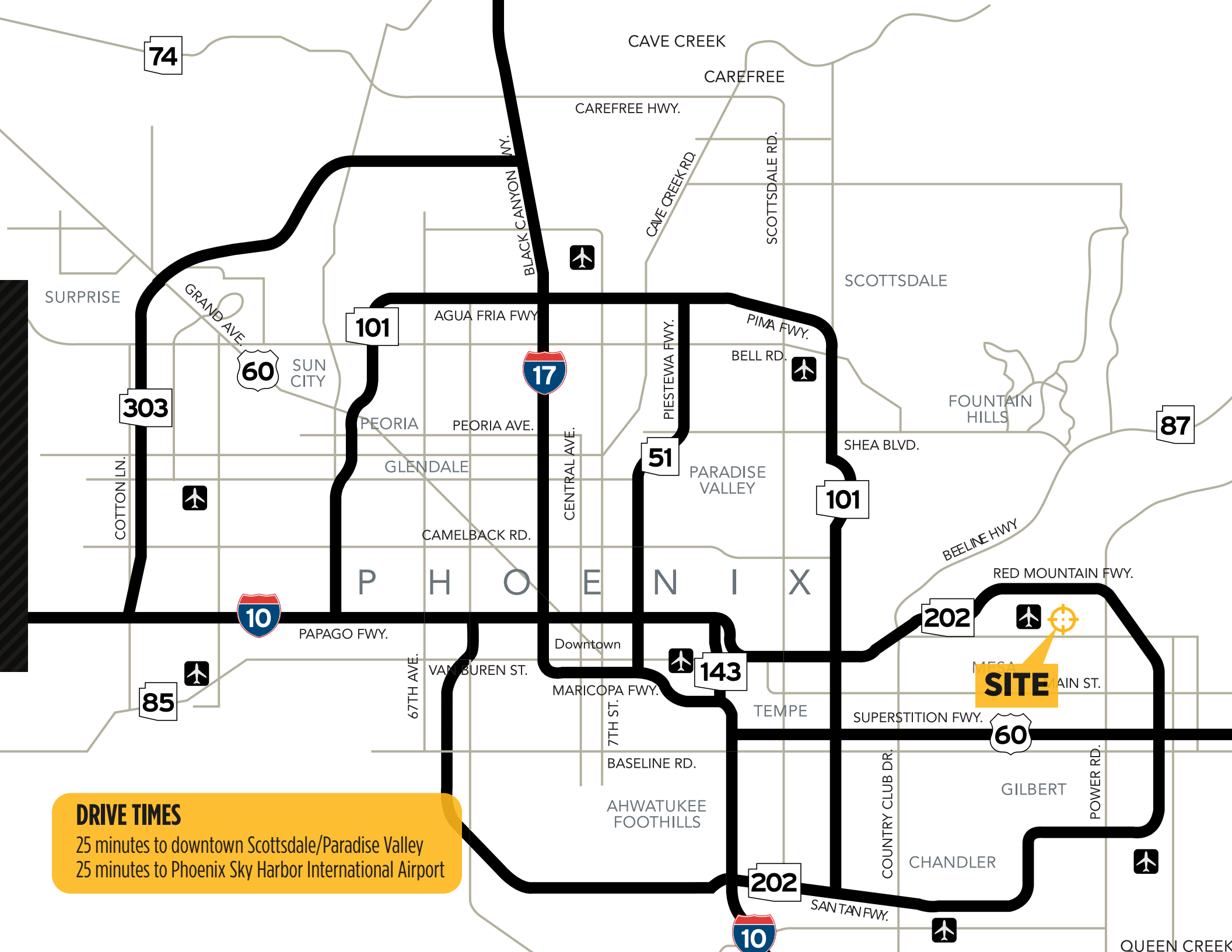
Jensen St

Ingram St

Parkcrest

21,804 VPD

GREENFIELD RD



DRIVE TIMES

25 minutes to downtown Scottsdale/Paradise Valley
25 minutes to Phoenix Sky Harbor International Airport

FALCON FIELD

AVIATION PARK

MESA, ARIZONA 85215

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