

FALCON

COMMERCE PARK



±12,483 SF For Lease
Class A Multi-Tenant Industrial Building

1710 N HIGLEY RD | MESA, AZ

Owned By



Leased &
Managed By



Jones Lang LaSalle Americas, Inc. License #: CO508577000



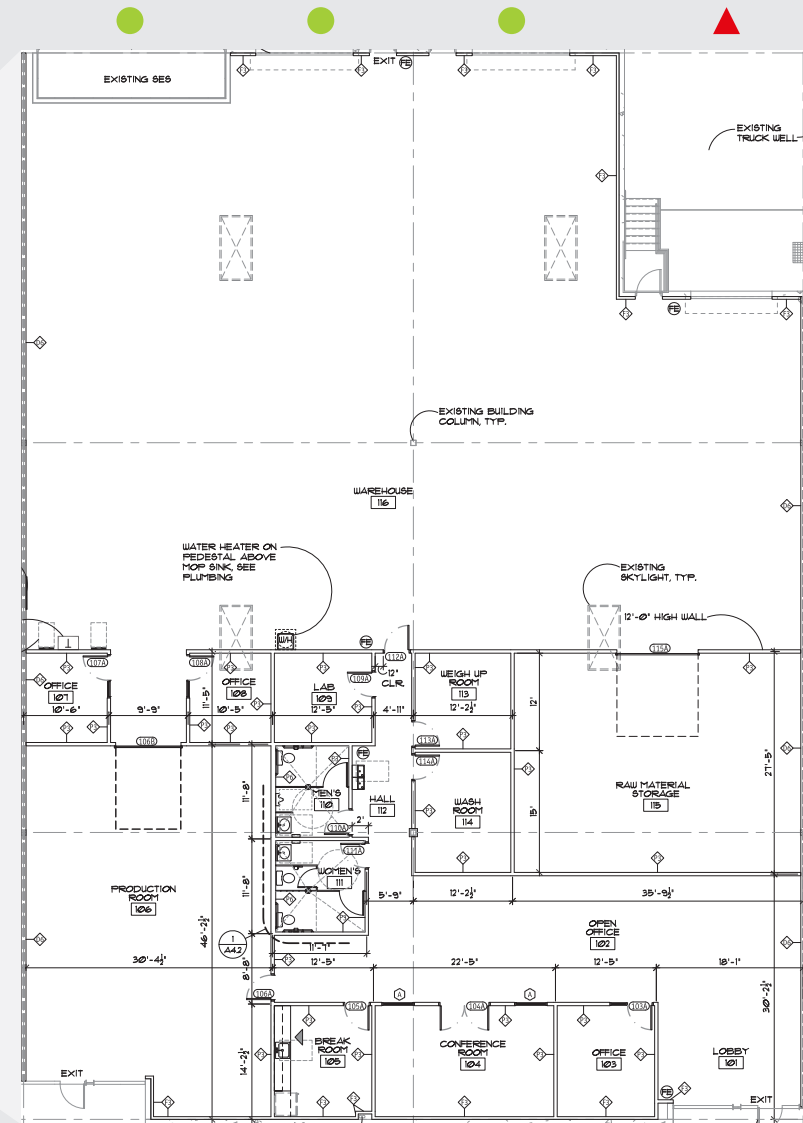
BUILDING FEATURES

- $\pm 75,117$ SF multi-tenant industrial building
- $\pm 12,483$ SF available for lease
- $\pm 4,309$ SF office
- Grade level loading
- Truckwell loading
- Fenced truck court
- 2,000 AMPS; 277/480 volt
- 24' clear height
- Tilt construction
- LI zoning, City of Mesa
- Higley Road frontage
- Located near Falcon Field Airport
- ± 2 miles south of Loop 202
- Optimal visibility

LOCATION FEATURES

The Falcon Field Airport Area is a vibrant commercial employment district centered around large aerospace, aviation and defense contractors. In the heart of Arizona in the Phoenix metropolitan area, Falcon Field is a general aviation airport owned and operated by the City of Mesa. Located in northeast Mesa, Falcon Field is minutes from hotels & luxury resorts, major league spring training baseball, outdoor recreation, entertainment, shopping, Arizona State University, and other metro area cities.

Falcon Field serves as a reliever to Phoenix Sky Harbor International and Phoenix-Mesa Gateway airports, the region's two commercial service hubs. It is convenient to three major freeways, including the Loop 202 Red Mountain Freeway, the 101 Freeway north-south corridor, and Highway 60 Superstition Freeway east-west corridor.



● Grade level door

▲ Truckwell

Location

- ✓ ±2 miles from Loop 202 full diamond interchange at Higley Road
- ✓ Directly South of Falcon Field Airport (reliever airport to Phoenix Sky Harbor International and Phoenix-Mesa Gateway)
- ✓ LI (light industrial) zoning, City of Mesa

FALCON COMMERCE PARK

The Boeing Company

Falcon Field
Airport

202

McDowell Rd

Higley Rd

McKellips Rd

Northpoint
Village

Brown Rd

Recker Rd

FALCON^{FL}

COMMERCE PARK

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