

MESA HANGARS AT FALCON FIELD

BRAND NEW, BEST-IN-CLASS DEVELOPMENT

Hangars & Office Space Available for
Lease Near Falcon Field Airport in Mesa

2443 & 2559 N Greenfield Rd & 4453, 4454, 4517 & 4520 E Mallory Cir | Mesa, AZ 85215

MESAHANGARS.COM

km Kidder
Mathews

SIX-BUILDING, ENERGY-EFFICIENT OFFICE & AVIATION SPECULATIVE DEVELOPMENT

Class A new-build with multi-tenant buildings

Received the maximum score for energy efficiency from both LEED and Green Globes – operate your business at a green standard

Situated just north of the Falcon Field Airport with frontage on Greenfield Road and near Red Mountain Freeway (Loop 202)

Zoned LI, City of Mesa with S1 occupancy type

Located within an opportunity zone

Single point of contact (quick decision making)

Brand new tenant improvements

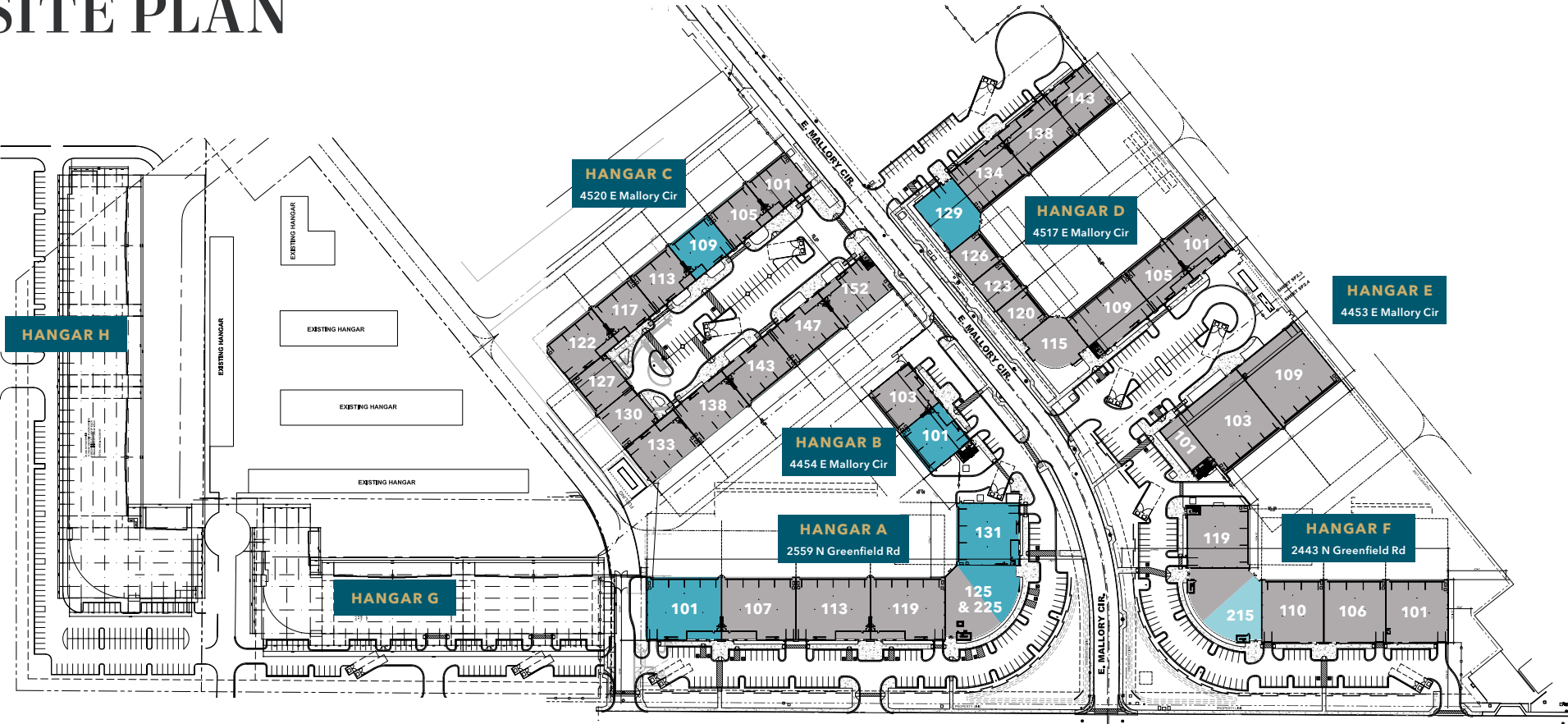
Currently in open floor plan shell condition

Strong existing tenant mix – excellent synergy

Ideal for aircraft dealers, maintenance, aircraft part dealers, flight training schools, civil engineers, aviation charters, or corporate headquarters



SITE PLAN



OFFICE AVAILABILITIES

F-215 ±12,769 SF

\$30.00/SF
NNN RENTAL RATE

5-10 YRS
LEASE TERM

\$75/SF
TENANT IMPROVEMENT
ALLOWANCE

- LEASED
- OFFICE AVAILABILITIES
- HANGAR AVAILABILITIES

AVAILABILITIES OVERVIEW

LEASED

HANGAR A - 2559 N GREENFIELD RD | ±86,879 TOTAL SF

Suite #	Hangar	Office	Mezzanine	Total SF
A-101	12,386 SF	0 SF	401 SF	12,787 SF
A-107	12,279 SF	0 SF	380 SF	12,659 SF
A-113	12,279 SF	0 SF	380 SF	12,659 SF
A-119	12,433 SF	0 SF	402 SF	12,835 SF
A-125/225	0 SF	23,969 SF	0 SF	23,969 SF
A-131	10,538 SF	0 SF	1,432 SF	11,970 SF

HANGAR B - 4454 E MALLORY CIR | ±15,799 TOTAL SF

Suite #	Hangar	Office	Mezzanine	Total SF
B-101	6,760 SF	0 SF	1,127 SF	7,887 SF
B-103	6,223 SF	562 SF	1,127 SF	7,912 SF

HANGAR C - 4520 E MALLORY CIR | ±97,545 SF

Suite #	Hangar	Office	Mezzanine	Total SF
C-101	5,828 SF	0 SF	306 SF	6,134 SF
C-105	5,778 SF	0 SF	306 SF	6,084 SF
C-109	5,778 SF	0 SF	309 SF	6,087 SF
C-113	5,778 SF	0 SF	309 SF	6,087 SF
C-117	5,773 SF	0 SF	300 SF	6,073 SF
C-122	7,300 SF	0 SF	317 SF	7,617 SF
C-127	4,975 SF	0 SF	393 SF	5,368 SF
C-130	5,030 SF	0 SF	393 SF	5,423 SF
C-133	7,234 SF	0 SF	1,395 SF	8,629 SF
C-138	7,219 SF	0 SF	1,408 SF	8,627 SF
C-143	7,219 SF	0 SF	1,408 SF	8,627 SF
C-147	7,219 SF	0 SF	1,408 SF	8,627 SF
C-152	6,889 SF	0 SF	1,263 SF	8,162 SF

HANGAR D - 4517 E MALLORY CIR | ±91,524 TOTAL SF

Suite #	Hangar	Office	Mezzanine	Total SF
D-101	6,127 SF	556 SF	1,131 SF	7,814 SF
D-105	6,016 SF	556 SF	1,375 SF	7,947 SF
D-109	9,585 SF	0 SF	618 SF	10,203 SF
D-115/215	0 SF	11,807 SF	0 SF	11,807 SF
D-120	3,452 SF	302 SF	460 SF	4,214 SF
D-123	3,681 SF	0 SF	378 SF	4,059 SF
D-126	3,698 SF	0 SF	377 SF	4,075 SF
D-129/229	0 SF	14,308 SF	0 SF	14,308 SF
D-134	7,687 SF	562 SF	1,414 SF	9,663 SF
D-138	7,648 SF	562 SF	1,405 SF	9,615 SF
D-143	6,135 SF	556 SF	1,128 SF	7,819 SF

HANGAR E - 4453 E MALLORY CIRCLE | ±33,874 SF

Suite #	Hangar	Office	Mezzanine	Total SF
E-101	0 SF	3,212 SF	0 SF	3,212 SF
E-103	14,806 SF	0 SF	450 SF	15,256 SF
E-109	14,953 SF	0 SF	453 SF	15,406 SF

HANGAR F - 2443 N GREENFIELD RD | ±66,914 SF

Suite #	Hangar	Office	Mezzanine	Total SF
F-101	10,381 SF	0 SF	442 SF	10,823 SF
F-106	10,248 SF	0 SF	437 SF	10,685 SF
F-110	10,404 SF	0 SF	437 SF	10,841 SF
F-215	0 SF	12,769 SF	0 SF	12,769 SF
F-119	10,076 SF	0 SF	437 SF	10,513 SF



BEST-IN-CLASS HANGARS DESIGNED TO MEET DEPARTMENT OF DEFENSE SPECIFICATIONS

Meet insurance requirements
while also achieving energy
efficiency goals



HANGAR SPACE OVERVIEW

AVAILABLE UPGRADES

Electric car convenience connection

Aircraft tug charger connection

Additional office mezzanine or restrooms

Expanded power

Hangar door lights

GPU receptacle of choice

HANGAR & DOOR DIMENSIONS

Building	Hangar Size	Hangar Door Clearance	Building	Hangar Size	Hangar Door Clearance
A-101	120'x100'	108'x28"	C-109	80'x70'	68'x26'
A-107	120'x100'	108'x28"	C-105	80'x70'	68'x26'
A-113	120'x100'	108'x28"	C-101	80'x70'	68'x26'
A-119	120'x100'	108'x28"	D-101	80'x80'	68'x28'
A-131	100'x100'	90'x28'	D-105	80'x80'	68'x28'
B-101	80'x80'	70'x26'	D-109	120'x80'	100'x28'
B-103	80'x80'	70'x26'	D-120	60'x60'	48'x22'
C-152	100'x70'	88'x26'	D-123	60'x60'	48'x22'
C-147	100'x70'	88'x26'	D-126	60'x60'	48'x22'
C-143	100'x70'	88'x26'	D-134	100'x80'	88'x28'
C-138	100'x70'	88'x26'	D-138	100'x80'	88'x28'
C-133	100'x70'	88'x26'	D-143	80'x80'	68'x28'
C-130	70'x70'	58'x26'	E-103	120'x120'	108'x28'
C-127	70'x70'	58'x26'	E-109	120'x120'	108'x28'
C-122	100'x70'	88'x26'	F-101	100'x100'	88'x28'
C-117	80'x70'	68'x26'	F-106	100'x100'	88'x28'
C-113	80'x70'	68'x26'	F-110	100'x100'	88'x28'
			F-119	100'x100'	88'x28'

MESA, ARIZONA'S FALCON FIELD IS AMONG THE BUSIEST GENERAL AVIATION AIRPORTS IN THE U.S.



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



ARIZONA RANKED #5
IN THE US FOR AEROSPACE
MANUFACTURING



OUTSTANDING DEMOGRAPHICS
WITH HIGH TRAFFIC COUNTS &
STRONG DAYTIME & RESIDENTIAL
POPULATION



50+ ACRES AVAILABLE FOR
DEVELOPMENT



551,155

2026 POP PROJECTION

25.3%

GROWTH 2020-2026

\$82,452

AVG HH INCOME

133,884

2026 HH PROJECTION

3RD

LARGEST CITY IN
ARIZONA

37TH

LARGEST CITY IN
THE US





MESA HANGARS AT FALCON FIELD

Owned & Developed by



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