

# FOR SALE

±24,500 SF STATE-OF-THE-ART AIRCRAFT PAINTING FACILITY @ FALCON FIELD

4911 E. Falcon Drive Mesa, AZ 85215



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**AIRPORT PROPERTY**  
— SPECIALISTS, LLC — 

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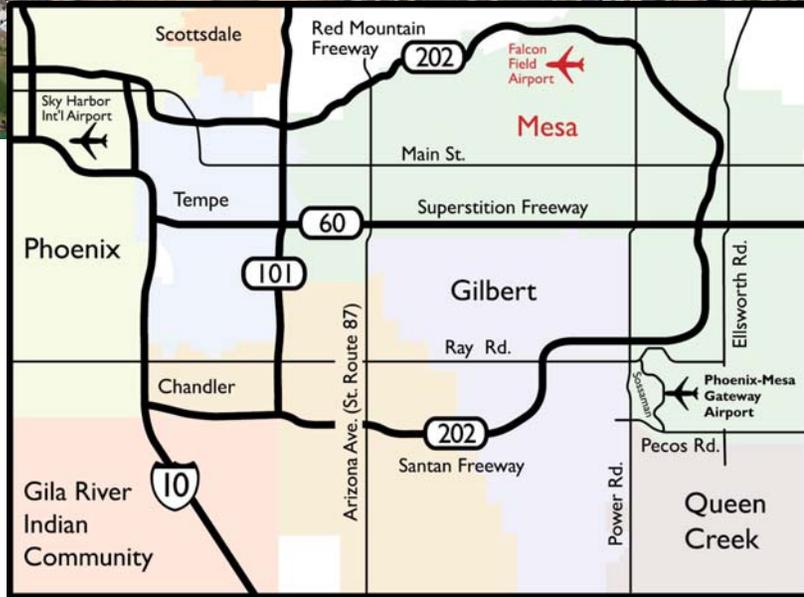
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## FALCON FIELD (KFFZ) AIRPORT FEATURES:

- More than 260,000 operations annually and is rated among the top 5 most active general aviation airports in the US;
- Two runways of 5,100 and 3,800 ft that accommodates a large variety of fixed-wing aircrafts and helicopters:
  - The south, main Runway 4R/22L measures 5,100 feet. It can accommodate a wingspan of 51.7 feet and landing weights of 38,000 pounds single axle, 60,000 pounds dual axle, and 90,000 pounds dual tandem; and
  - The north runway 4L/22R was built in the 1980's and measures 3,800 feet. It can accommodate a wingspan of 45.8 feet and a landing weight of 12,500 pounds single axle;
- FAA air traffic control tower;
- Two FBO's serve fixed-wing and rotorcraft, offering fuel, maintenance, repairs, tie-downs, charters, pilot services and car rentals;
- Over 100 on-airport businesses provide aviation services including but not limited to; fueling, maintenance, inspections, avionics, aircraft painting and interiors providing over 1,400 jobs; and
- Minutes from three major freeways, including the six-lane Loop 202 Red Mountain Freeway, the 101 Freeway north-south corridor and Highway US 60 Superstition Freeway.



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# FOR SALE 4911 E. Falcon Drive Mesa, AZ

## PROPERTY INFORMATION:

Address: 4911 East Falcon Drive  
Mesa, Arizona 85215

Parcel: Part of 141-36-001B  
City of Mesa  
Falcon Field Airport (KFFZ)

Land Lease: Expires March 2048

Property Tax: None

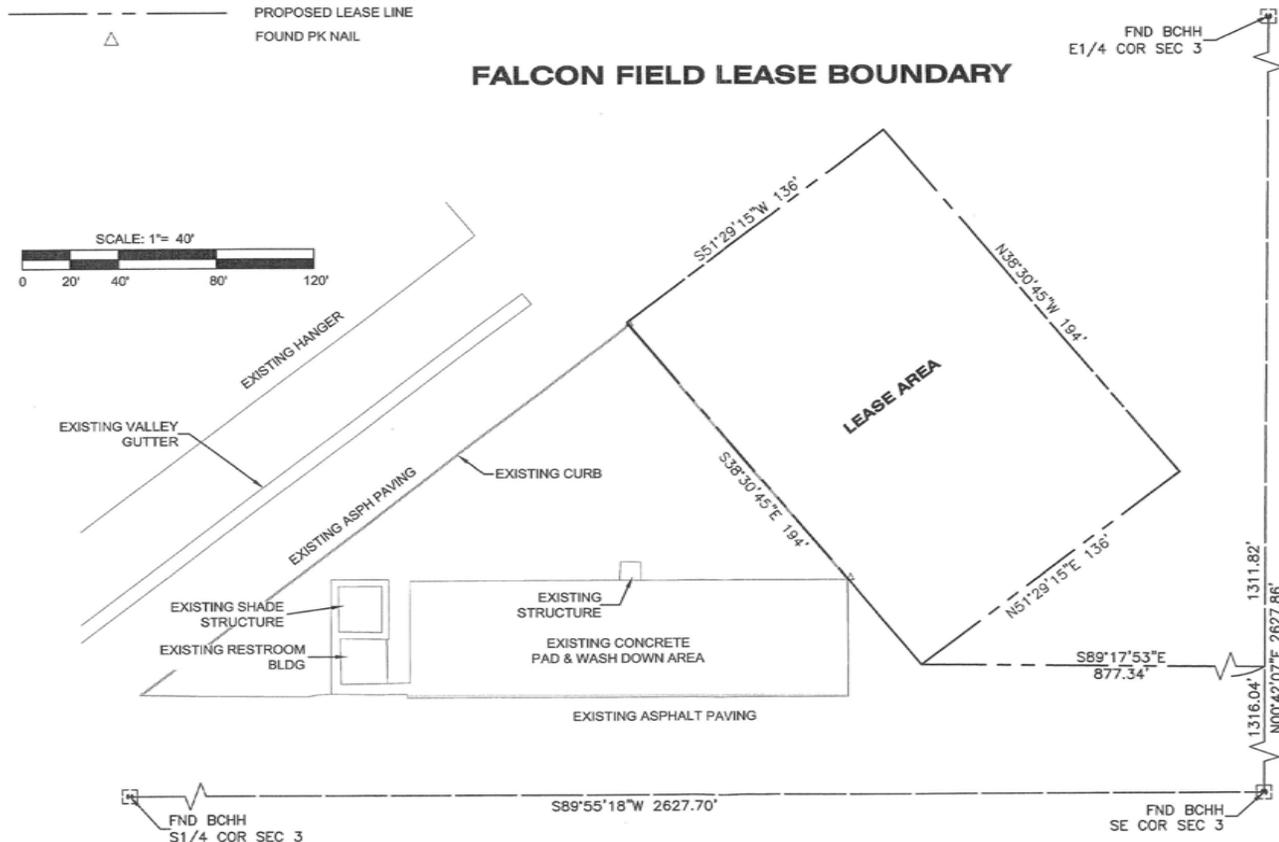
Year Built: 2009

Building Area: Total ± 10,000 SF  
Exterior Bay ± 4,999 SF

Land Area: ± 24,500 SF

Zoning: Light Industrial (L-I), City of Mesa Falcon District Opportunity Zone

Price: Available Upon Request



*Building occupied, please do not disturb occupants  
Please call to schedule showings*

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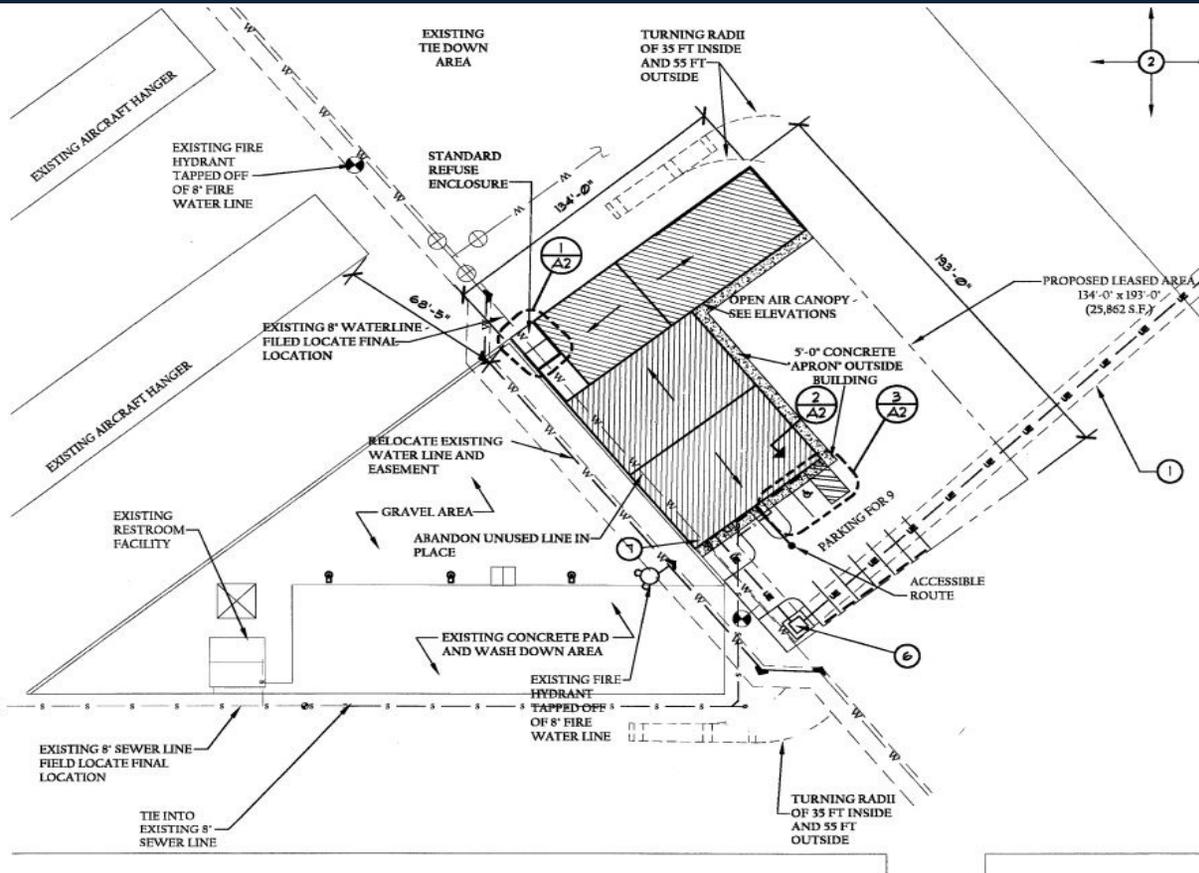
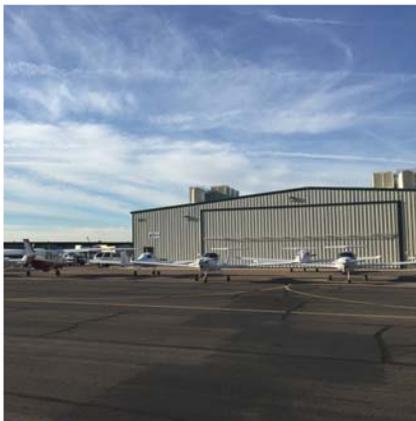
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## BUILDING FEATURES:

- ± 933 SF Office
  - ± 330 SF Break Room with Kitchenette
  - Private Bathroom
  - Private Shower
  - ± 220 SF Paint Mixing Room
  - Electrical/Mechanical Room
  - Fire Riser Room
  - ± 3,025 SF Paint Booth\* located in Hangar
  - Bi-fold Hangar Door with 16' Clearance
  - ± 4,999 SF Exterior Stripping/Maintenance Bay
  - Load Bearing Walls with ability to build second story offices.
  - Nine (9) Parking Spaces
  - Zero Discharge Facility\*
- \*Additional Paint Facility Information Located on "The Business" page

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## THE BUSINESS:

The current business has been steadily growing since 2009, specializing in all aerospace performance coatings while integrating the latest in spray technology, which sets them apart from the competition.

The included paint booth is pressurized with an Intake Chamber allowing clean air to be brought in via an intake plenum and then exhausted through a rear plenum. Air is directed by the plenums horizontally through the booth at an average velocity of 100 fpm. The intake and exhaust filters are designed to produce consistent air velocity inside the booth. The booth also maximizes the number of filters to reduce particulate contamination. These specifically designed features create a positive pressure environment keeping unwanted dirt and debris from entering the booth, resulting in a cleaner paint job. The automatic climate control system also keeps the temperature and humidity at constant optimal conditions to produce the best quality paint job possible.

In addition to the specialized paint booth, this customized property includes space for a design center, interior refurbishment, vortex generators installment, aircraft cleaning and detail services, window replacement, and other aircraft maintenance.

The property also includes a foam fire suppression system and on site waste treatment for materials handling. This building is equipped to be as environmentally sound as possible and is a zero discharge facility. From the electric to the plumbing, every detail was considered to reduce emissions and set the standard for aircraft painting and maintenance when built. This customized property includes space for a design center, interior refurbishment, vortex generators installment, aircraft cleaning and detail services, window replacement, and other aircraft maintenance.

The near-perfect flying weather for the business is strategically located for optimal success allows the company to have a constant flow of clients ranging from Boeing, the United States Armed Forces, Honeywell, and Cessna. The company's dedication to superior results have shown over half a million dollars in sales annually with steady continuing growth.



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