

FALCON FIELD AVIATION PARK

MESA, ARIZONA 85215



PRESS PLAY FOR
VIRTUAL TOUR



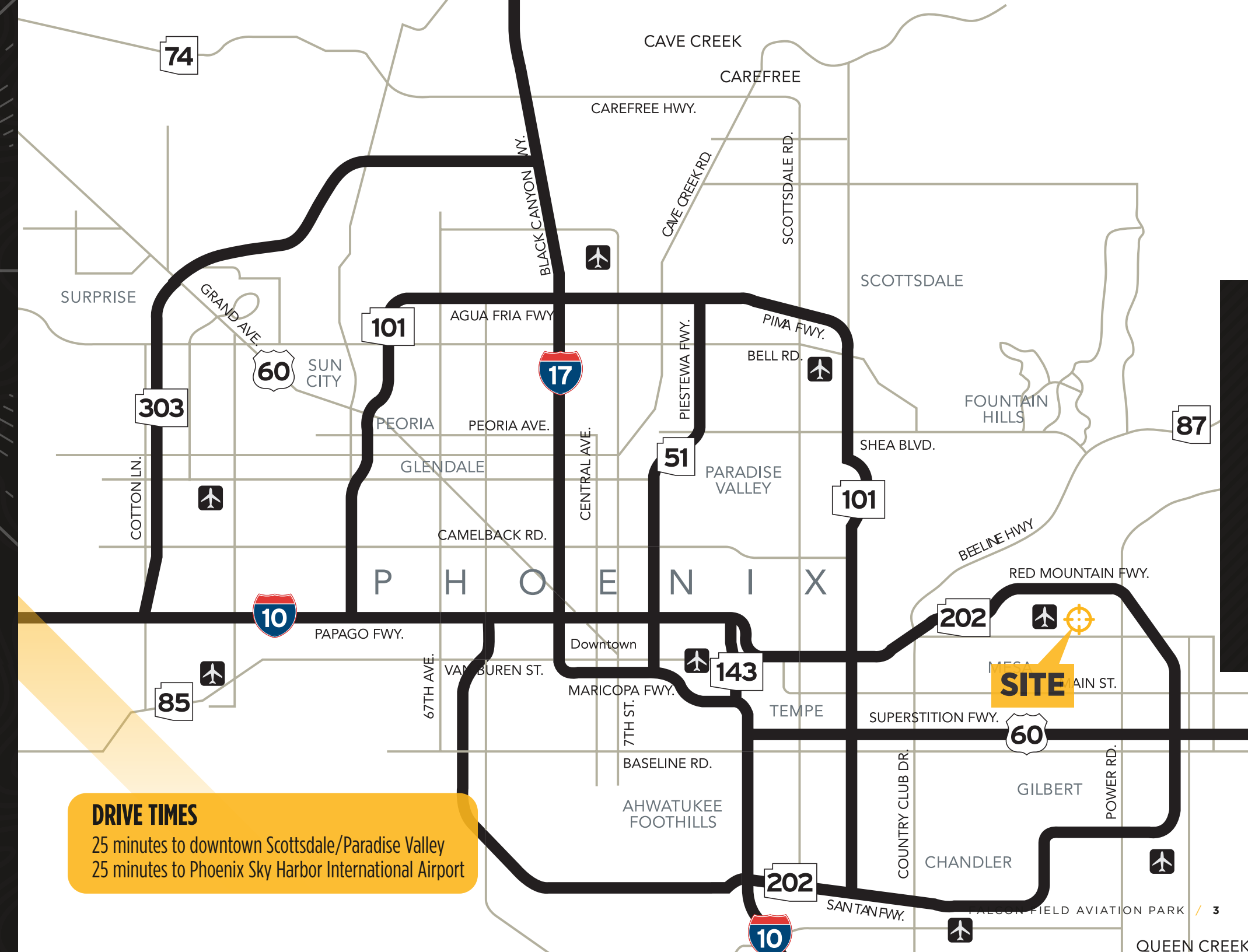
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75,000 SF STATE OF THE ART HANGAR SPACE

PROPERTY HIGHLIGHTS

BUILDING SPECIFICATIONS

Address:	4652 East Falcon Drive Mesa, AZ 85215
Zoning:	(L-1) Light Industrial, city of Mesa
Project Size:	+/- 75,000 Square Feet
Lot Size:	4.0 Acres
Construction:	Steel
Hangar Sizes:	Ranging from 3,355 square feet - 32,744 square feet
Hangar Door Sizes:	80'x20' 60'x18'
Hangar Door Types:	Bi-Fold Doors
Clear Height:	34'
Office:	To Suit
Parking:	2.0: 1,000 Square Feet
Lease Rate:	\$1.65 NNN
Tenant Improvements:	Negotiable



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

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**

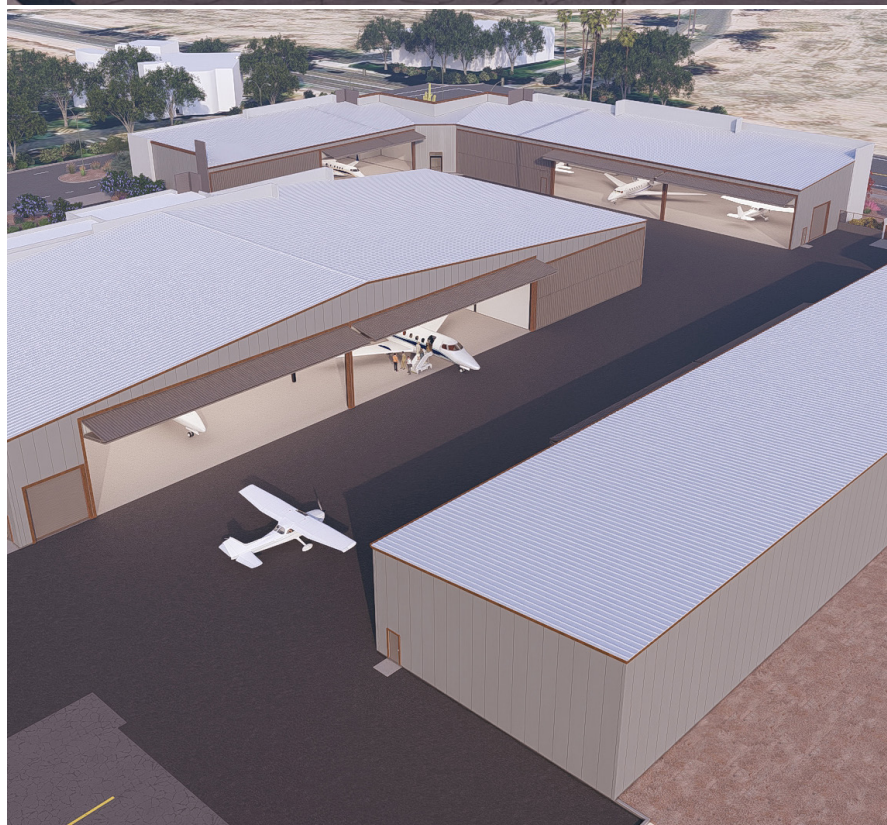




PROPERTY SITE PLAN

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PROJECT HIGHLIGHTS



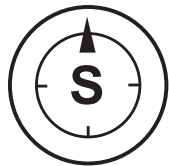
Four (4) Class A new-build with multi-tenant hangar assets



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)

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.

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



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