

MESA INDUSTRIAL / FLEX
BUILDING

FOR
LEASE

2848 N OMAHA STREET
MESA, AZ 85215

LEVROSE
COMMERCIAL REAL ESTATE



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PROPERTY DETAILS

LISTING ADDRESS	2848 N OMAHA STREET MESA, AZ 85215
LEASE RATE	\$1.55/SF NNN (ESTIMATED NNNS \$0.24/SF)
BUILDING SIZE	±9,862 SF
LOT SIZE	±46,302 SF
ZONING	LI, MESA 
PARCEL	141-25-189



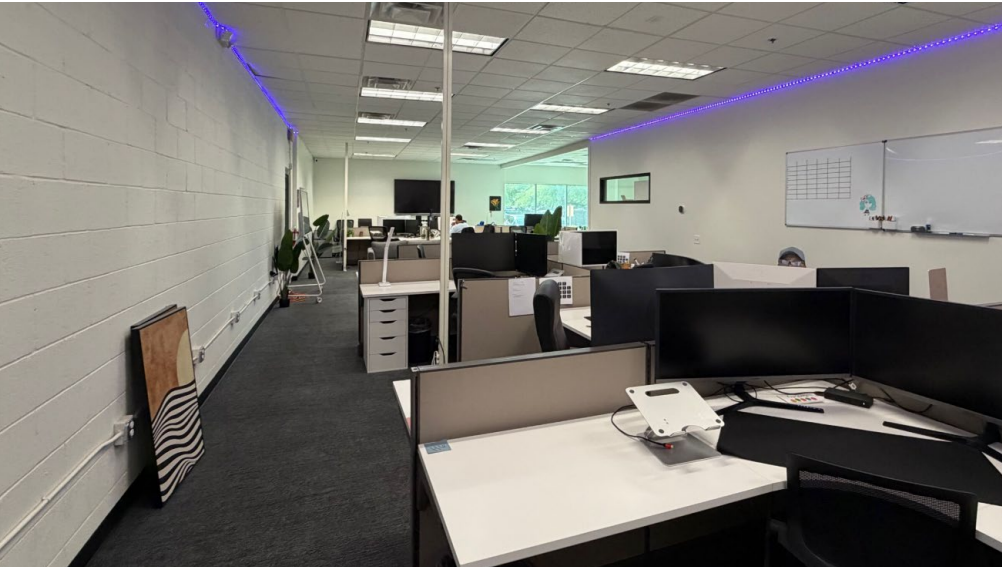
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PROPERTY HIGHLIGHTS

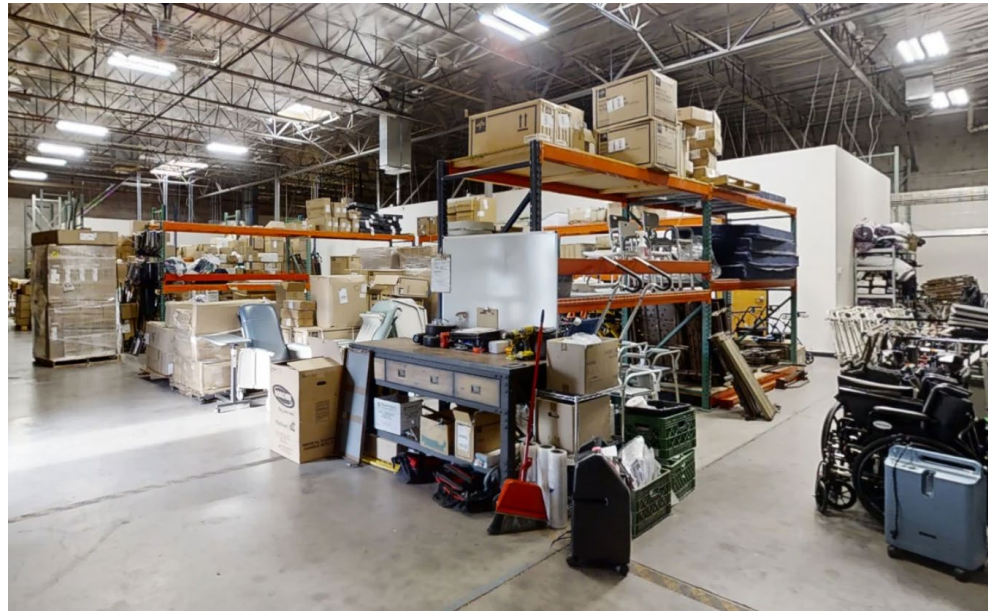
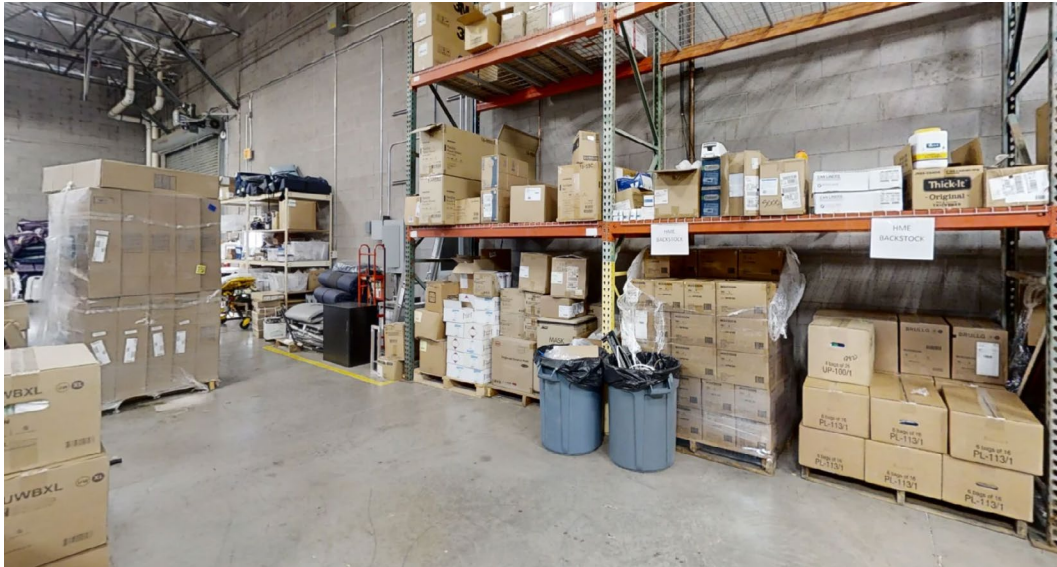
- **AVAILABLE 1/1/2027**
- ±18 ft clear height
- ±400A, 277/480V 3P
- Two (2) grade level doors - (14 x 14 ft)
- EVAP cooled warehouse
- Tool lockup
- Fire sprinklered
- Warehouse fans
- Three (3) bathrooms - two (2) in office and one (1) in warehouse
- Open bull pen office
- Fully secured yard (±31 ft rolling gate)
- Block construction
- Skylights in warehouse
- Kitchenette
- Server room
- Interior roof access
- ±12,236 SF of usable yard space



OFFICE PHOTOS



WAREHOUSE PHOTOS

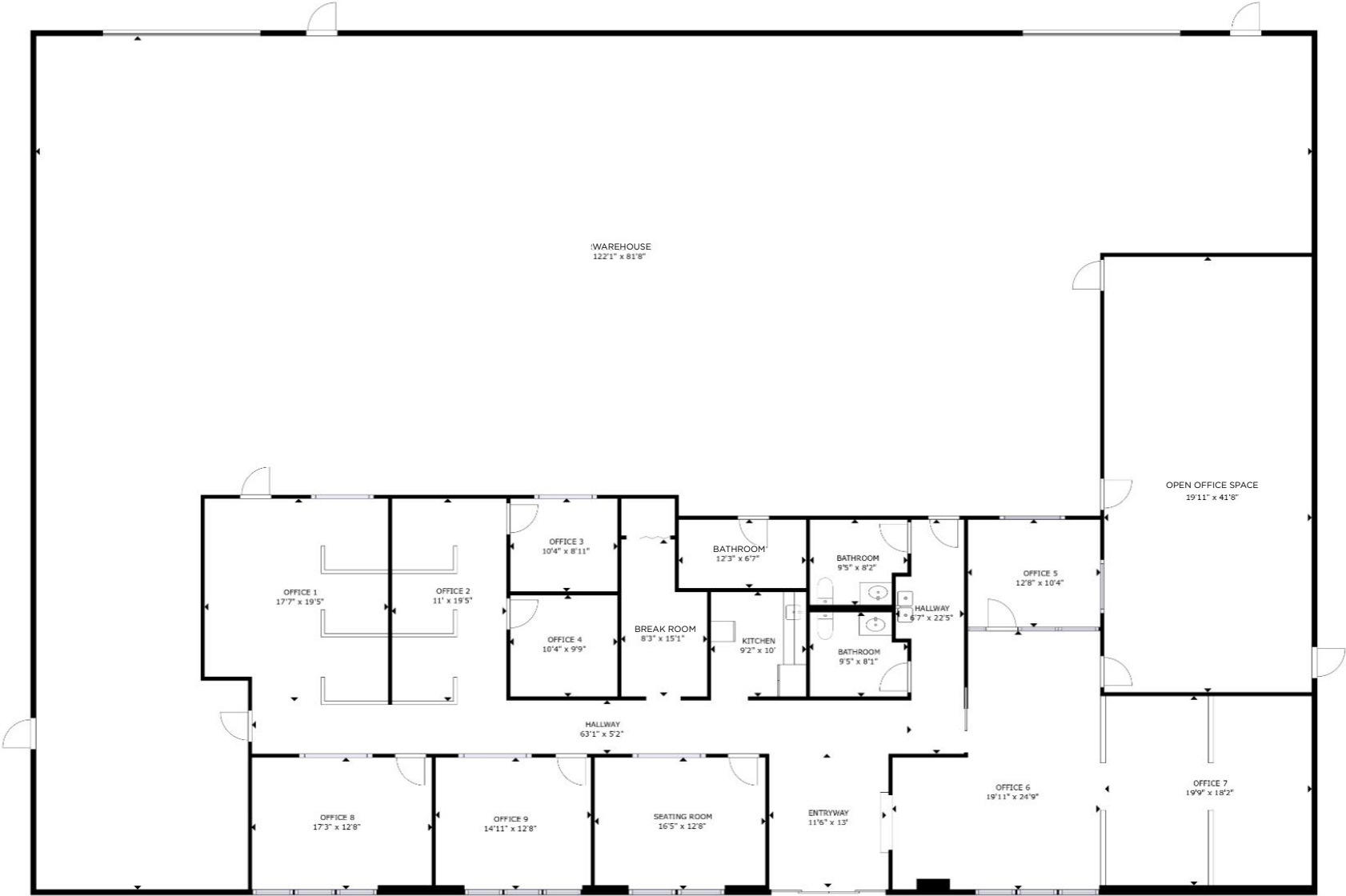


DRONE PHOTOS



FLOOR PLAN

 VIEW VIRTUAL TOUR





CITY OF MESA
SAFETY TRAINING
FACILITY

QUAIL RUN
SPORTS COMPLEX



E MCDOWELL RD

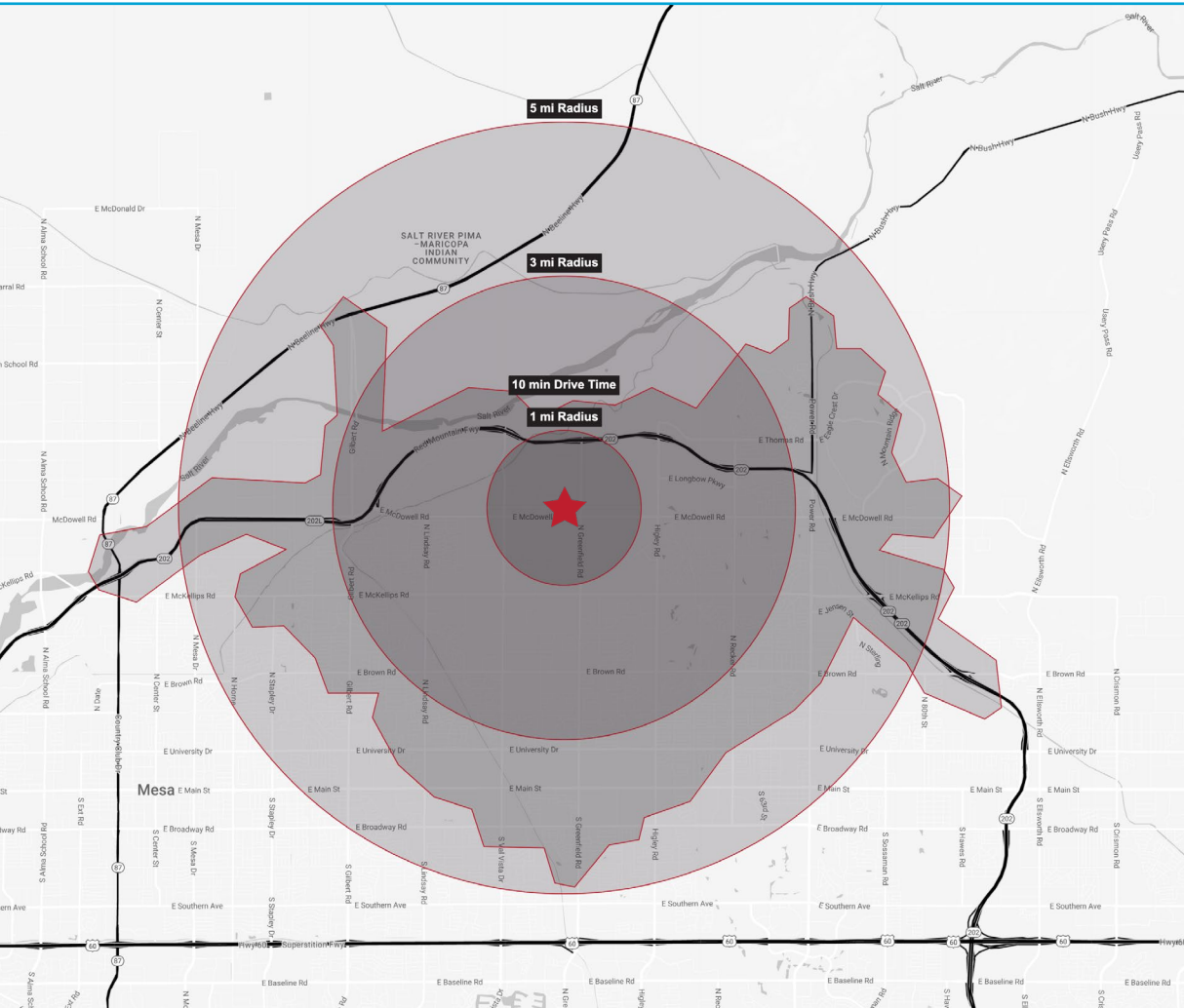
VAL VISTA ROAD



N GREENFIELD RD



DEMOGRAPHICS



* 2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	9,021	76,981	288,932
2029	9,368	79,610	300,254

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	2,857	28,445	109,521
2029	2,979	29,449	114,031

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$94,993	\$94,081	\$90,741

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$337,686	\$374,438	\$403,826

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	15,455	77,261	213,211

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	947	5,247	16,462

MESA CITY OVERVIEW

Mesa industrial fundamentals have improved considerably over the past decade, thanks to a near-total lack of new supply coupled with steady leasing demand. Though a few major move-outs in the past few quarters have caused vacancy to drift up from the sub 2% range in early 2022 to 3.6% today, conditions remain incredibly tight and availabilities are well below the submarket's historical average. Since vacant space has become challenging to find, net absorption will likely be muted until development picks up.

Local businesses typically drive demand in Mesa. Most industrial product is situated along Broadway Road with easy access to Loop 101, Loop 202, and the Superstition Freeway. Some of the most prominent tenants include Crescent Crown Distributing, ACC Solutions, Auer Precision, and Mesa Cold Storage.

The construction pipeline is empty, which is likely to continue as the submarket approaches full build-out. Plus, developers are expected to stay focused on the West Valley and Phoenix-Mesa Gateway Airport regions, where land is more available to build large logistics facilities, advanced manufacturing plants, and data centers, which are typically more profitable on a per-square-foot basis. Industrial users looking to expand in the submarket may opt for build-to-suit options if they can find land, as available existing space remains scarce.

Mesa typically commands rents slightly higher than the metro average at about \$14.10/SF. Like the rest of the Valley, annual rent growth has been robust. Over the past 12 months, rents increased 13.9%. Moving forward, rent growth is expected to moderate to a more historically normal pace over the next year, mirroring the overall Phoenix metrowide average.

Investment activity tends to fluctuate year to year depending on the mix of assets sold. Given the lack of institutional product in the submarket, most trades involve local investors that are often owner/users.



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