

±25.9 AC OF
INDUSTRIAL LAND

FOR SALE

2405 - 2555 N CENTER ST
MESA, AZ 85201

CONTACT INFORMATION

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OFFERING DETAILS

LISTING ADDRESS	2405-2555 N CENTER ST MESA, AZ 85201
SALE PRICE	\$16,500,000 (\$15/SF)
YARD SIZE	±25.9 AC (±1,128,204 SF)
BUILDING SIZE	WAREHOUSE: ±13,799 SF OFFICE: ±6,273 SF
ZONING	GI (General Industrial) 
YEAR BUILT	1972/2024
PARCEL	136-15-005A & 136-15-016A
CLICK TO VIEW PROPERTY VIDEO 	



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- Fully fenced and secured yard
- $\pm 1,400$ A 1P & 3P 120/240V Power
- 3 points of ingress & egress
- ± 1.4 miles to Loop-202
- Utilities at APN 136-15-005A
- Power- SRP
- Water- City of Mesa
- Sewer- property on septic
- Offsites on Center St
- Owner will leaseback ± 3.5 acres for 1 year (see page 5 for details)
- Tenant occupies ± 2 acres on 3 year lease (see page 5 for details)



HIGHWAY DRIVE TIME

- N Center St -> W McKellips Rd | 4 Minutes, 1.4 Miles
(East & Westbound access)
- N Center St -> W McKellips Rd | 4 Minutes, 1.6 Miles
(Westbound access only)



LEASEBACK BREAKDOWN

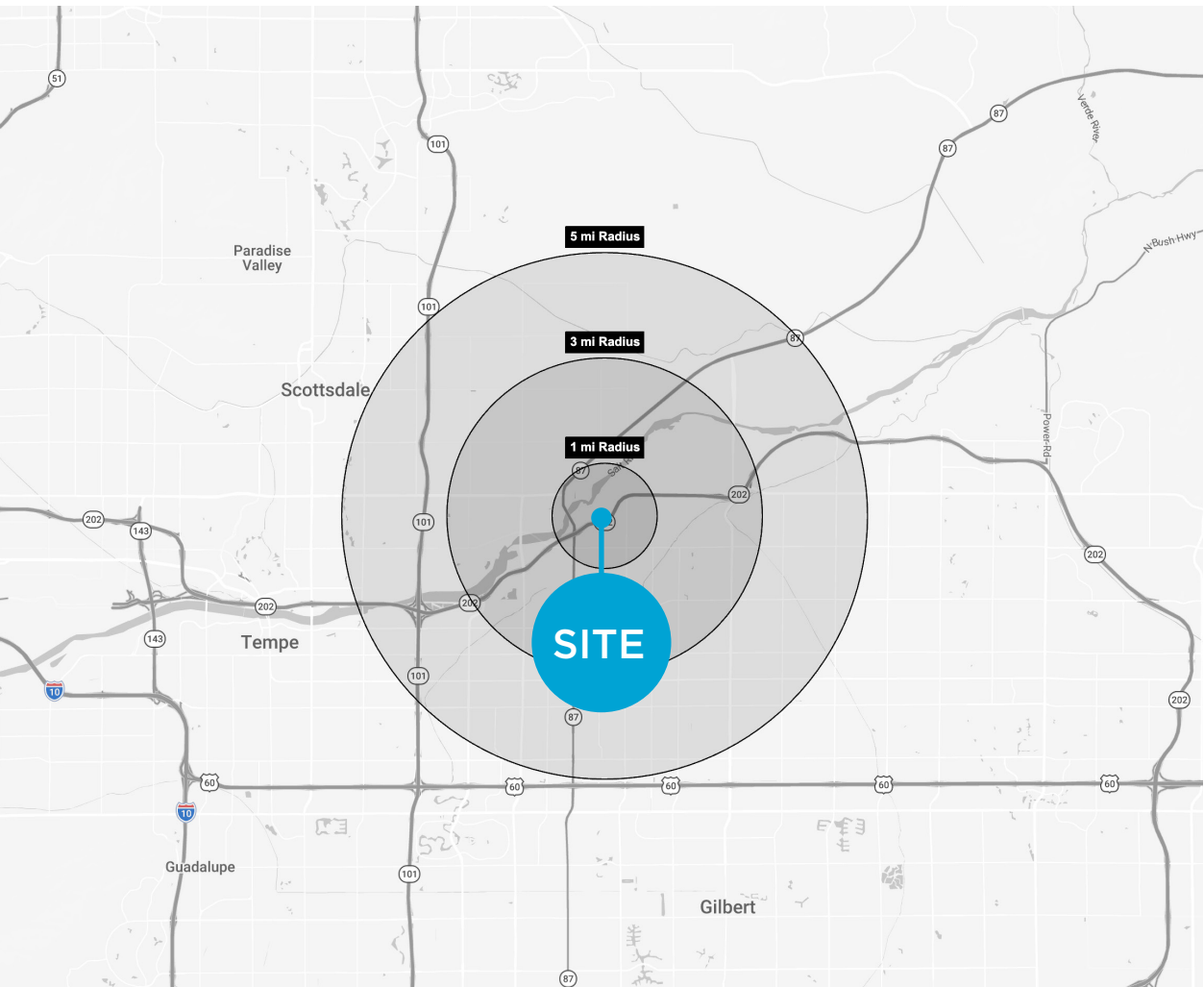
OWNER LEASEBACK AREA
(1 YR Leaseback at \$30,000/mo/MG)

TENANT LEASE AREA
3 year lease with 2.5 years of term left (prospective buyers can call broker for further details on the lease)





DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	9,086	66,473	237,529
2029	8,570	63,379	227,516

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	3,288	24,565	91,629
2029	3,157	23,923	89,723

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$83,776	\$105,424	\$101,573

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$365,125	\$434,620	\$404,467

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	1,394	23,524	78,070

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	246	2,809	10,373

MESA CITY OVERVIEW

LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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