

Two industrial buildings available

Building A: 269,500 SF // Building B: 269,500 SF

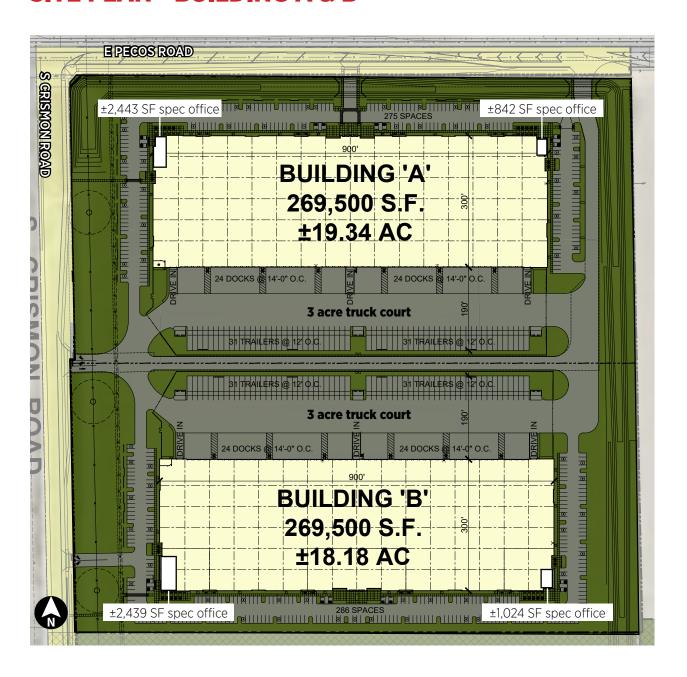
10101 E. Pecos Road & 6935 S. Crismon Road Mesa, Arizona







SITE PLAN - BUILDING A & B



BUILDING FEATURES

	BUILDING A 10101 E Pecos Rd.	BUILDING B 6935 S Crismon Rd.
Building size	269,500 SF	269,500 SF
Divisibility	±50,000 SF	±50,000 SF
Spec office	±2,443 SF (NWC) ±842 SF (NEC)	±2,439 SF (SWC) ±1,024 SF (SEC)
Building depth	300'	300'
Clear height	36'	36'
Dock doors	48 (9'x10')	48 (9'x10')
Drive in doors	3 (14'x16')	3 (14'x16')
Truck court	190'	190'
Power	3,600A (expandable)	3,600A (expandable)
Auto parking	275 spaces	286 spaces
Trailer parking	62 spaces	62 spaces
Column spacing	48' x 56'	48' x 56'
Sprinklers	K22.4 ESFR	K22.4 ESFR

PROJECT FEATURES

- Pecos Road & Crismon Road frontage
- GI Zoning (heavy industrial)
- Rear load with secure, concrete truck courts
- 40,000 lbs manual pit levelers (8 per building)
- 8" unreinforced concrete floors
- Future 3,600A service ready
- Fully air conditioned
- 2" ridged insulation on walls from 13AFF to deck
- 25' candle LED lighting
- 3 acre truck courts per building



POPULATION

15 MINUTE DRIVE 620,000+

30 MINUTE DRIVE 1,716,000+



MEDIAN HOUSEHOLD INCOME

15 MINUTE DRIVE \$83,083

30 MINUTE DRIVE

\$73,869



EDUCATION

SOME COLLEGE **35%**

BACHELOR'S+ **37%**





from AZ 24 freeway via Crismon Road



from Phoenix-Mesa Gateway Airport

GALACTIC

Gulfstream









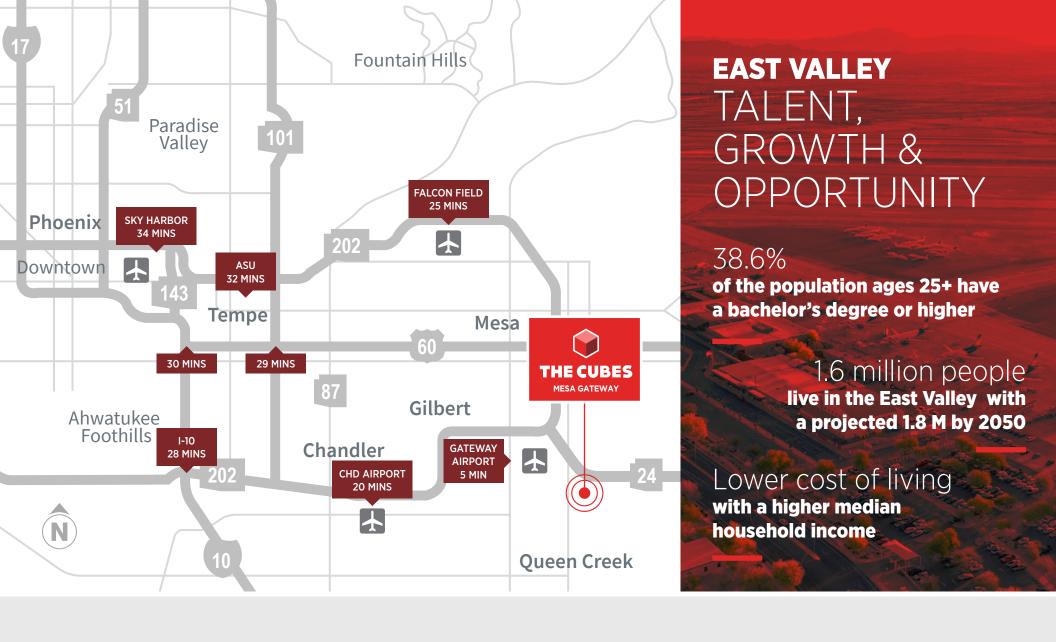












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