EIGHT-BUILDING INDUSTRIAL PARK // ±1,552,396 SF

PHASE I SHELL CONSTRUCTION COMPLETE

SOSSAMAN PARK 202

CLICK OR SCAN FOR VIDEO

CLICK OR SCAN FOR WEBSITE

BUILDING 1 // 159,047 SF
4732 S. SOSSAMAN ROAD

BUILDING 2 // 159,047 SF
4728 S. SOSSAMAN ROAD

BUILDING 3 // 199,132 SF
4724 S. SOSSAMAN ROAD

BUILDING 4 // 130,495 SF
4702 S. SOSSAMAN ROAD

BUILDING 5 // 182,607 SF
4638 S. SOSSAMAN ROAD

NWC LOOP 202 & SOSSAMAN ROAD // MESA, ARIZONA

CONTOUR JLL CBRE

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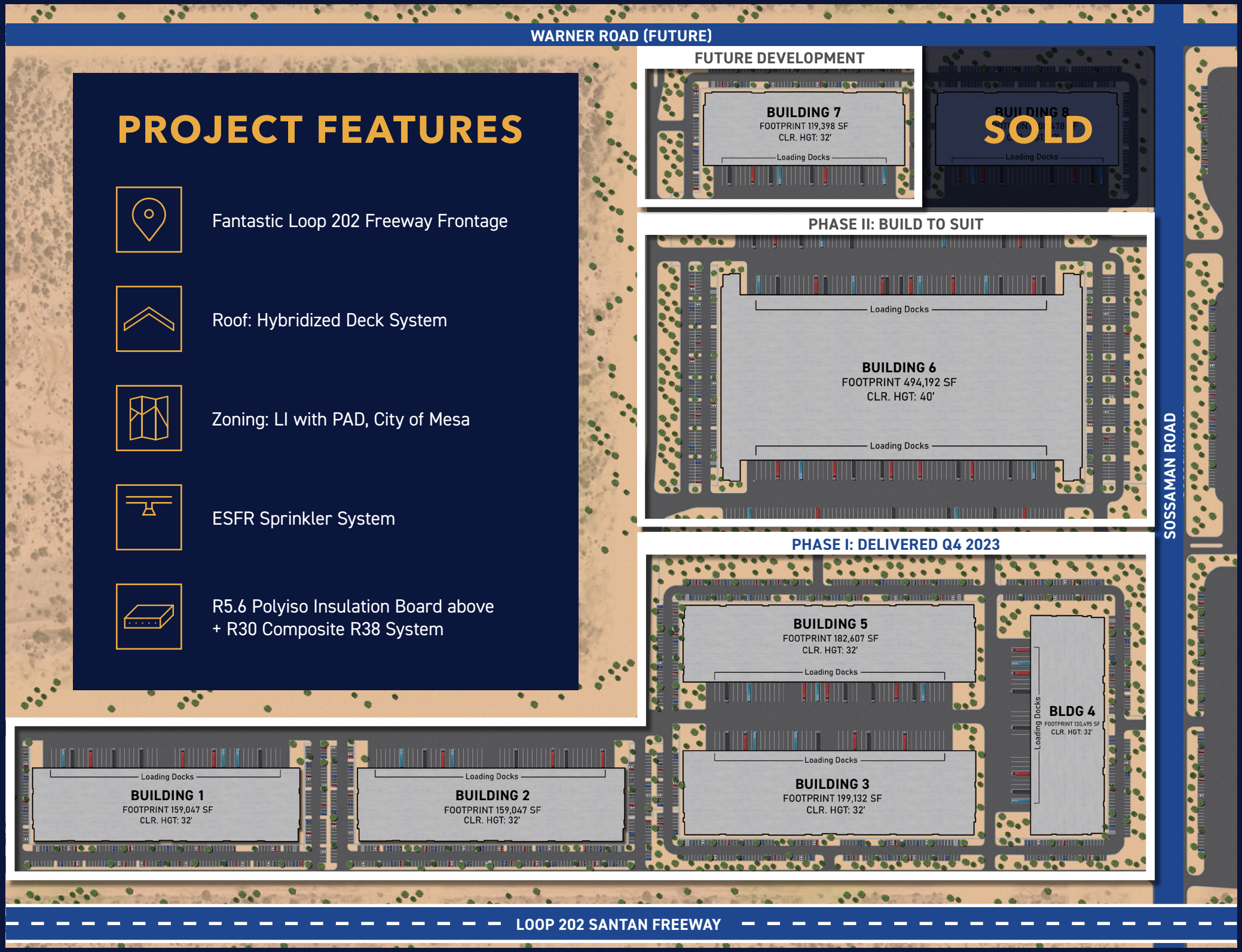
PROJECT FEATURES

- Fantastic Loop 202 Freeway Frontage
- Roof: Hybridized Deck System
- Zoning: LI with PAD, City of Mesa
- ESFR Sprinkler System
- R5.6 Polyiso Insulation Board above + R30 Composite R38 System



PHASE I

BUILDING 01

PHASE I — **4732 S. SOSSAMAN ROAD**

Size: ±159,047 SF (Divisible)
Clear Height: ±32'
Loading: 39 Dock High 4 Grade Level
Power: 2,400 Amps, 480/277, 3 Phase
Dimensions: 760' x 210'
Auto Parking: 263 Spaces + 4 ADA Spaces

BUILDING 02

PHASE I — **4728 S. SOSSAMAN ROAD**

Size: ±159,047 SF (Divisible)
Clear Height: ±32'
Loading: 39 Dock High 4 Grade Level
Power: 2,400 Amps, 480/277, 3 Phase
Dimensions: 760' x 210'
Auto Parking: 254 Spaces + 4 ADA Spaces

BUILDING 03

PHASE I — **4724 S. SOSSAMAN ROAD**

Size: ±199,132 SF (Divisible)
Clear Height: ±32'
Loading: 38 Dock High 4 Grade Level
Power: 2,400 Amps, 480/277, 3 Phase
Dimensions: 832' x 240'
Auto Parking: 183 Spaces + 4 ADA Spaces

BUILDING 04

PHASE I — **4702 S. SOSSAMAN ROAD**

Size: ±130,495 SF (Divisible)
Clear Height: ±32'
Loading: 21 Dock High 6 Grade Level
Power: 2,400 Amps, 480/277, 3 Phase
Dimensions: 624' x 210'
Auto Parking: 208 Spaces + 4 ADA Spaces

BUILDING 05

PHASE I — **4638 S. SOSSAMAN ROAD**

Size: ±182,607 SF (Divisible)
Clear Height: ±32'
Loading: 34 Dock High 6 Grade Level
Power: 2,400 Amps, 480/277, 3 Phase
Dimensions: 832' x 220'
Auto Parking: 202 Spaces + 4 ADA Spaces

AREA DEMOGRAPHICS

Within a 30-minute drive time radius

2023 total population

1,610,710

2028 projected population

1,640,984

Projected population growth between 2023-2028

1.88%

Median household income

$85,361

Median home value

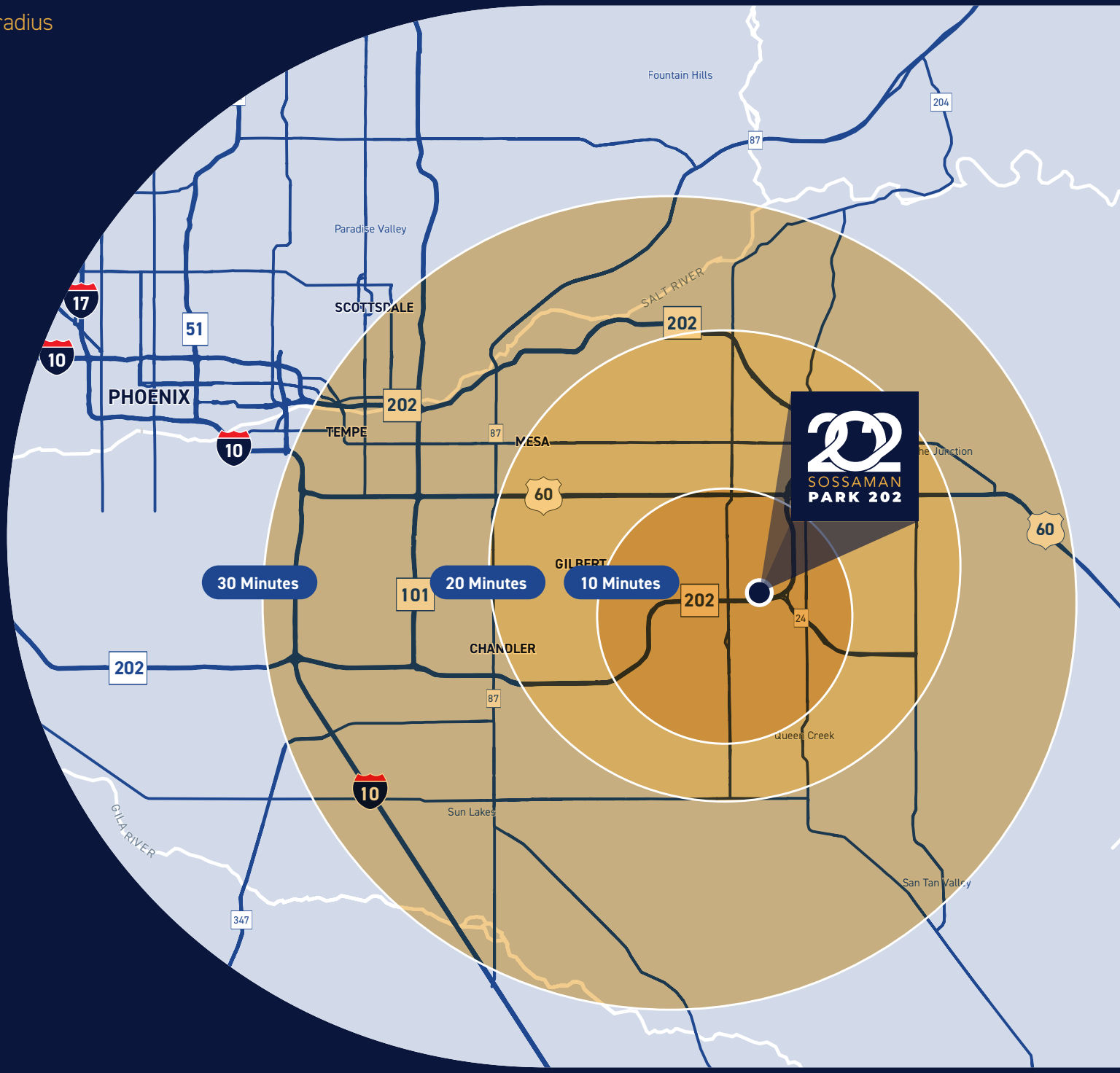
$384,823

Total employed labor force

800,931

Median age

36.4



CORPORATE NEIGHBORS

±10 MILLION SF OF RETAIL NEARBY

37th
largest city in the US, larger than Minneapolis, Miami, and Atlanta

2nd
largest city in Phoenix-Mesa metro, 3rd largest in Arizona

1.4 M
workforce population within a 30-minute drive

WHY MESA?

WHY INDUSTRIAL HERE?

Between 2015 and 2021, Arizona's manufacturing share of Real GDP, a measure of economic output, **grew from $25.2 billion to $32.8 billion for a rate of 30.4%** — more than double the US manufacturing growth rate (14%).

Arizona has added **14,100 jobs** in manufacturing over the year, a growth rate of 7.8%, more than double the U.S. rate of 3.7%.

Arizona is ranked **number 3** in the country for semiconductor manufacturing and **top 5** for aerospace and defense manufacturing employment.

INDUSTRY CONCENTRATION
within a 30-minute drive

1,223
Manufacturing firms

66,563
Manufacturing employees

421
Transportation warehouse firms

37,014
Transportation warehouse employees

EDUCATION
within Mesa, AZ

90%
High school graduates

30%
Bachelor's degree or higher

Mesa is home to
NOTABLE INDUSTRIAL TENANTS

CAVU AEROSPACE
dexcom
greenfiber
LOWE'S
MITSUBISHI
TRW

NO. 1
The East Valley is #1 for aerospace manufacturing

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JLL

STEVE LARSEN, SIOR, CCIM
Vice Chairman
T +1 602 282 6296
M +1 602 751 1145
steve.larsen@jll.com

PAT HARLAN, MCR, SLCR
Senior Managing Director
T +1 602 282 6298
M +1 602 549 6350
pat.harlan@jll.com

JASON MOORE, SIRO, CCIM
Managing Director
T +1 602 282 6280
M +1 602 391 8989
jason.moore@jll.com

KYLE WESTFALL, SIOR
Senior Managing Director
T +1 602 282 6297
M +1 602 451 3057
kyle.westfall@jll.com

CBRE

RUSTY KENNEDY
Executive Vice President
CBRE | Capital Markets | National Partners
T +1 602 735 1712
M +1 602 696 8616
rusty.kennedy@cbre.com

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