



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

GATEWAY AIRPORT COMMERCE PARK

8926 E WALTHAM AVE, MESA, AZ 85212

ExtraSpace[®]
Storage

SITE

JULY 2026 COMPLETION

MULTI-TENANT INDUSTRIAL COMPLEX

WAREHOUSE SUITES NOW PRE-LEASING

THE **LEROY
BREINHOLT**
TEAM

David Bean
D 480.214.1105
M 480.299.5964
dbean@cpiaz.com

Cory Breinholt
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

03 20 26



ADDRESS	8926 E WATHAM AVE MESA, AZ 85212
BUILDING TYPE	INDUSTRIAL
PARCEL #	304-62-149, 304-62-148
BUILDING SF	±27,240 SF
FRONTAGE	PECOS RD
LEASE RATE	CONTACT BROKER

PROPERTY HIGHLIGHTS

- All Suites Have 1 Private Office
- All Warehouses are 100% AC'd
- All Suites Have at Least 1 (10'X12') GL Door

THE **LEROY BREINHOLT**
TEAM

David Bean
D 480.214.1105
M 480.299.5964
dbean@cpiaz.com

Cory Breinholt
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

GATEWAY AIRPORT COMMERCE PARK

8926 E WALTHAM AVE, MESA, AZ 85212

Suite Number	Suite Size	Warehouse Size	Office Size	Monthly Lease Rate
A101	±1,738 SF	±1,459 SF	±116 SF	\$4,171.20/mo MG
A102	±1,296 SF	±1,052 SF	±122 SF	\$3,101.70/mo MG
A103	±1,296 SF	±1,052 SF	±122 SF	\$3,101.70/mo MG
A104	±1,293 SF	±1,052 SF	±120 SF	\$3,094.35/mo MG
A105	±1,463 SF	±1,206 SF	±120 SF	\$3,584.35/mo MG
A106	±1,398 SF	±1,147 SF	±120 SF	\$3,351.60/mo MG
A107	±1,293 SF	±1,052 SF	±120 SF	\$3,094.35/mo MG
A108	±1,293 SF	±1,052 SF	±120 SF	\$3,094.35/mo MG
A109	±1,182 SF	±951 SF	±120 SF	\$2,895.90/mo MG
A110	±2,381 SF	±2,038 SF	±120 SF	LEASED
B101	±1,113 SF	±889 SF	±120 SF	LEASED
B102	±1,107 SF	±883 SF	±120 SF	\$2,712.15/mo MG
B103	±1,107 SF	±883 SF	±120 SF	\$2,712.15/mo MG
B104	±1,107 SF	±883 SF	±120 SF	\$2,712.15/mo MG
B105	±1,107 SF	±883 SF	±120 SF	\$2,712.15/mo MG
B106	±1,107 SF	±883 SF	±120 SF	\$2,712.15/mo MG
B107	±1,107 SF	±883 SF	±120 SF	\$2,712.15/mo MG
B108	±1,107 SF	±883 SF	±120 SF	\$2,712.15/mo MG
B109	±1,107 SF	±883 SF	±120 SF	\$2,712.15/mo MG
B110	±2,638 SF	±2,275 SF	±116 SF	\$2,712.15/mo MG

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



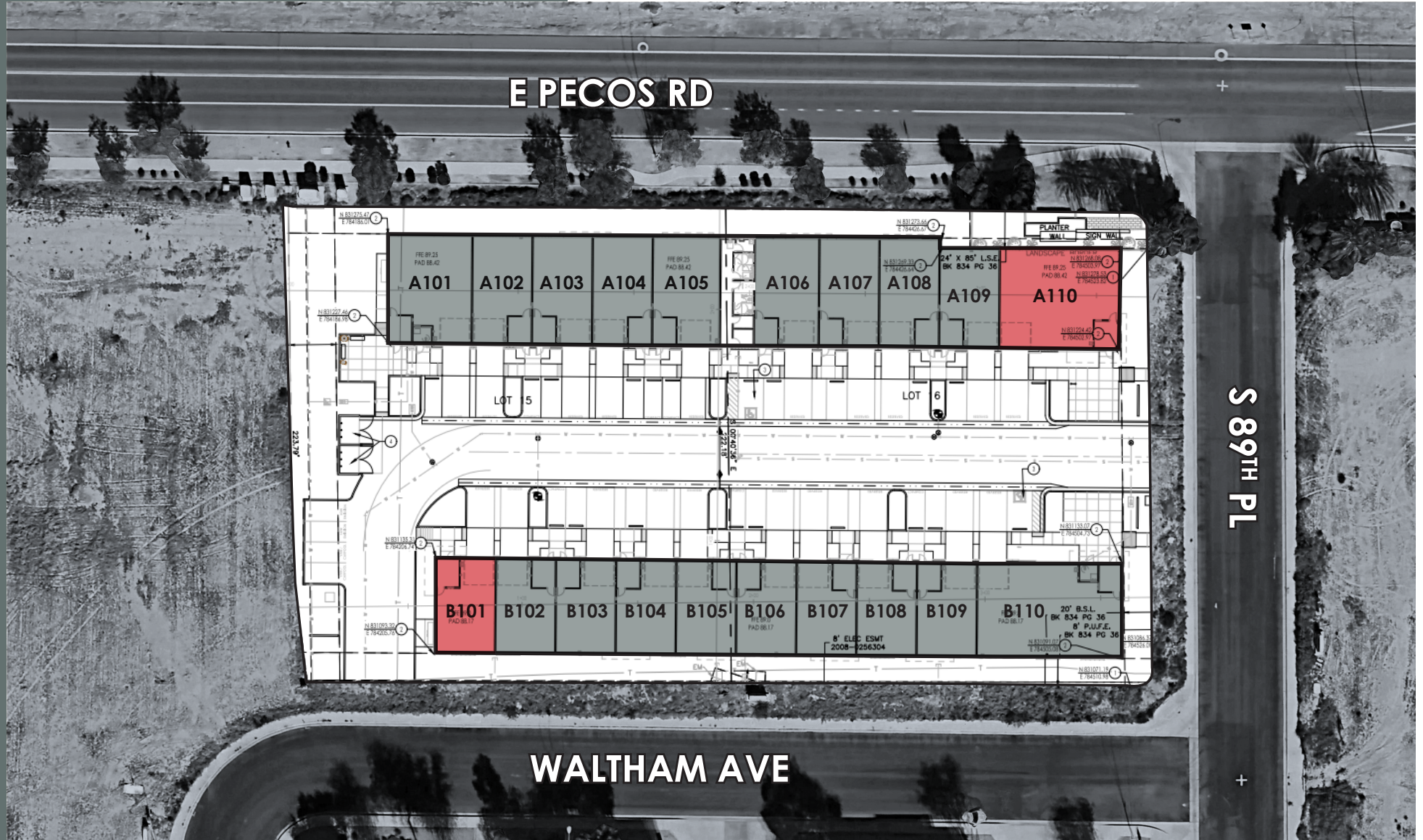
COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85268 | www.cpiaz.com

GATEWAY AIRPORT COMMERCE PARK

8926 E WALTHAM AVE, MESA, AZ 85212



THE **LEROY BREINHOLT** TEAM

David Bean
D 480.214.1105
M 480.299.5964
dbean@cpiaz.com

Cory Breinholt
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



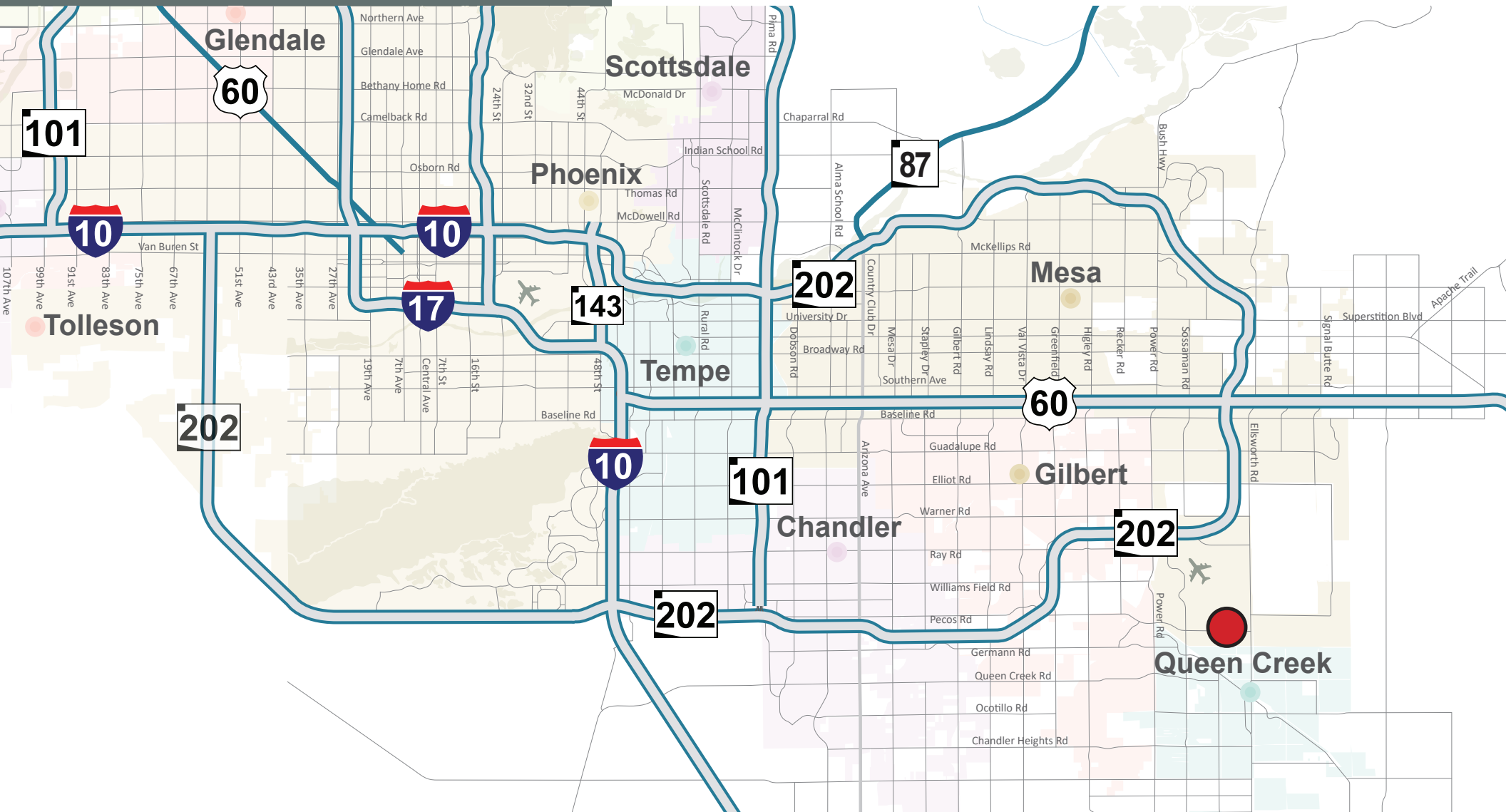
COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

GATEWAY AIRPORT COMMERCE PARK

8926 E WALTHAM AVE, MESA, AZ 85212



THE **LEROY BREINHOLT** TEAM

David Bean
D 480.214.1105
M 480.299.5964
dbean@cpi.az.com

Cory Breinholt
D 480.889.2569
M 480.220.9987
cbreinholt@cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.