



GATEWAY EAST

Class A Industrial

270+ ACRES PREMIER BUILD-TO-SUIT LOCATION
LOCATED S OF SWC OF SR-24 AND ELLSWORTH



a development of

BOYER

An exceptional opportunity to lease or develop a Corporate Class A manufacturing, office or industrial building with outstanding visibility and freeway access, at the epicenter of the coveted Mesa Gateway Airport submarket.



PROJECT OVERVIEW



10-50 acre
build-to-suit
sites available



Less than 2
minutes to AZ-24
and Loop 202



Located within
Mesa Gateway
Airport boundaries



2 minutes from
Eastmark, Arizona's
fastest growing
community



20 restaurants
within ten minutes
of the property

Gateway East is a masterplanned business park situated at the intersection of the Loop 202 and State Route 24 freeways. This development is a partnership between Boyer and Mesa Gateway Airport that will offer an attractive park setting for medical office, corporate office and industrial users. With over 270 acres available for development, Gateway East will offer expansion capabilities that are unique to this site. Located in the heart of the Mesa Gateway submarket, the project benefits from unparalleled freeway connectivity and proximity to skilled labor and area amenities.





5-MILE DEMOGRAPHICS & AMENITIES



211,038
Population



\$161,463
Average Household
Income



\$584,552
Average Home
Value



68,987
Households



35.7
Median Age

OVER 20 RESTAURANTS

within 10 minutes of the property, including:



POPEYES



202

202

24



**3,200-Acre Masterplanned
Community**

24

Gulfstream

ELLSWORTH ROAD



DSV



CONCEPTUAL/PROPOSED INDUSTRIAL BUILD-TO-SUIT OPPORTUNITY

BUILDING 1

174,600 SF*
210' Building Depth
(12) Truckwell Loading
(3) Grade Level Loading

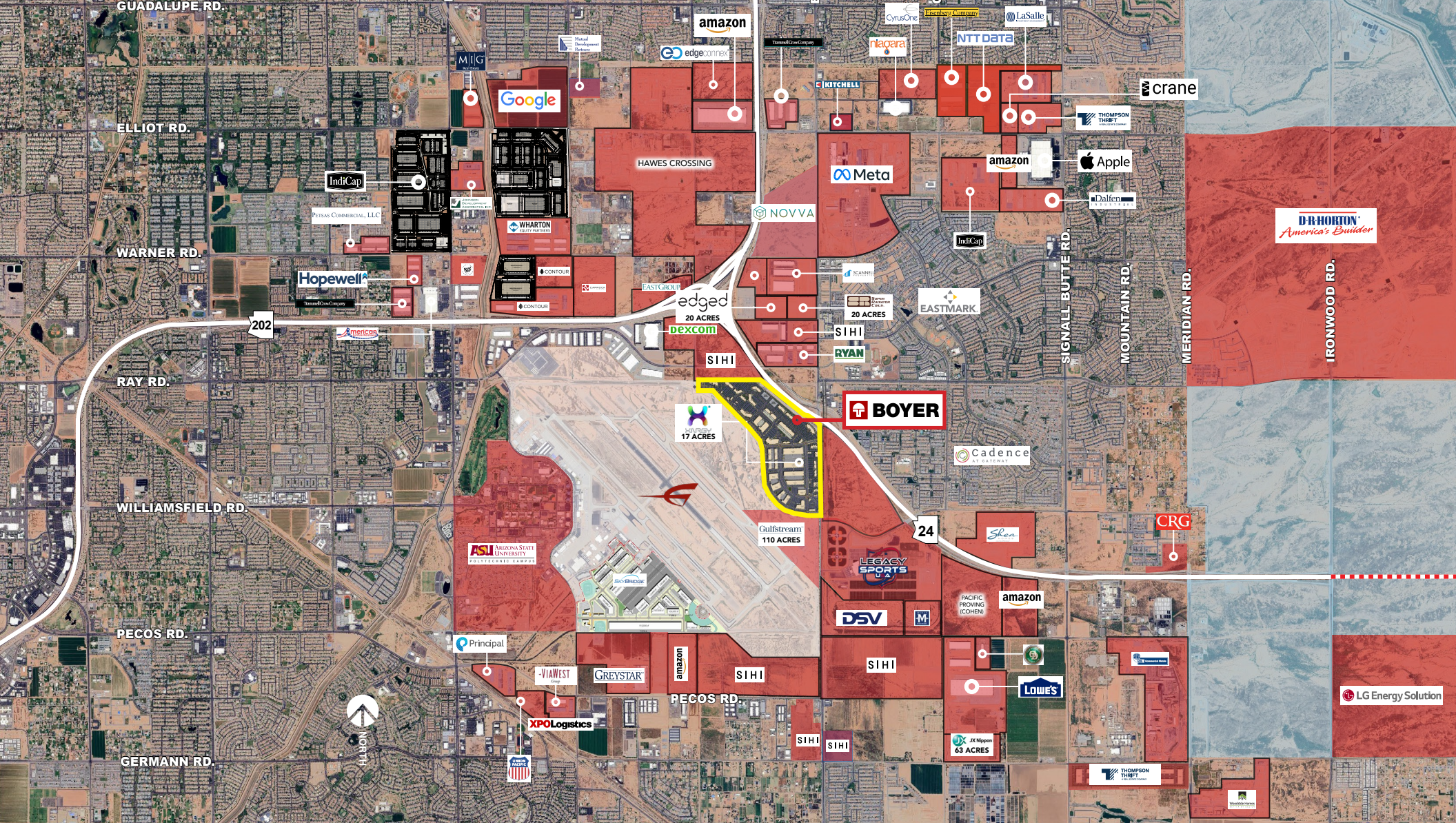
BUILDING 2

112,200 SF*
180' Building Depth
(12) Truckwell Loading
(3) Grade Level Loading

BUILDING 3

57,800 SF*
132' Building Depth
(8) Truckwell Loading
(2) Grade Level Loading





Aerial Map & Mesa Demographics



504,258
Mesa Population



551,155
2026 Projected
Population



41%
Phoenix-Mesa
Associates Degree+



2,595,681
Phoenix-Mesa
Labor Force



36.6
Mesa Median Age



Aerospace,
Healthcare &
Technology

a development of
BOYER

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