



# THE CUBES

## MESA GATEWAY

**For sale or lease**  
**269,500 SF industrial building**

6935 S. Crismon Road  
Mesa, Arizona

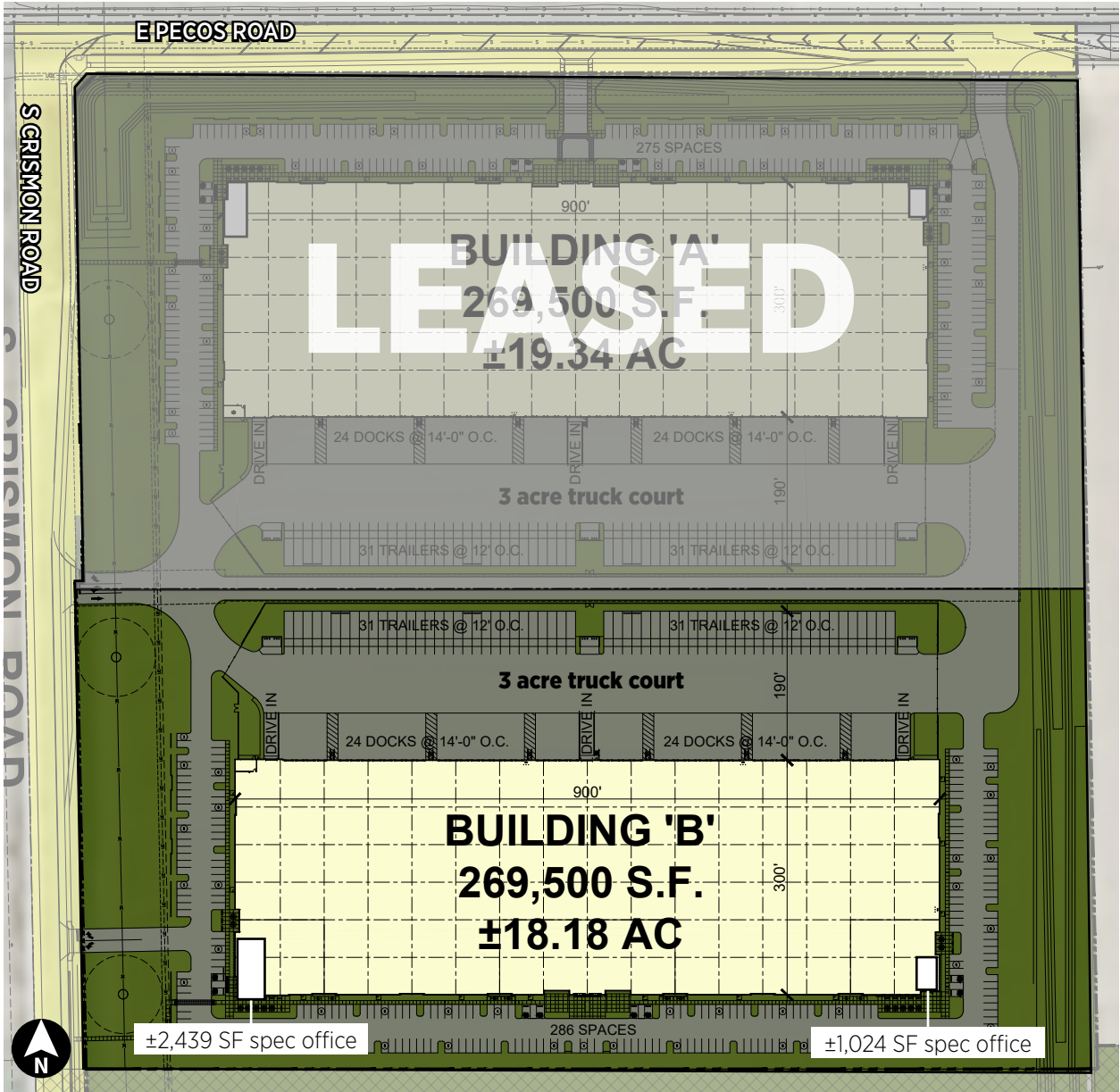
Click or scan for  
project video



### MAKE-READY WORK

Spec offices, AC units,  
Dock packages, LED lighting

# SITE PLAN - BUILDING A & B



Click or scan for  
building fact sheets

# BUILDING FEATURES

	<b>BUILDING A</b> 10101 E Pecos Rd.	<b>BUILDING B</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 3,000A 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%**



## ±1 MILE

from AZ 24 freeway  
via Crismon Road



## ±5 MILES

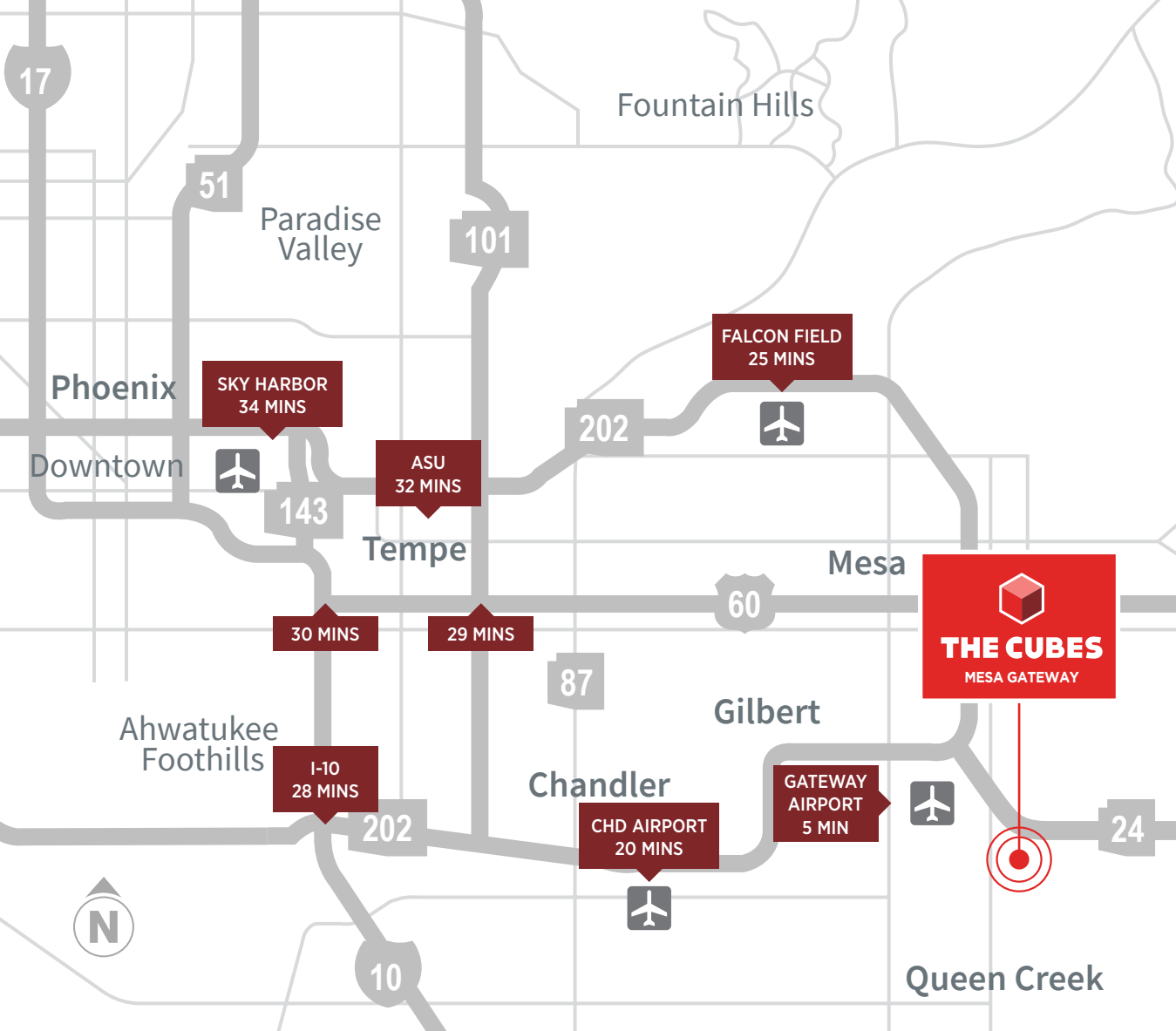
from Phoenix-Mesa  
Gateway Airport



Mesa is home to notable industrial tenants such as:







# EAST VALLEY TALENT, GROWTH & OPPORTUNITY

38.6%  
of the population ages 25+ have  
a bachelor's degree or higher

1.6 million people  
live in the East Valley with  
a projected 1.8 M by 2050

Lower cost of living  
with a higher median  
household income

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