



THE CUBES

MESA GATEWAY

For sale or lease
269,500 SF industrial building

Click or scan for
project video



6935 S. Crismon Road
Mesa, Arizona



MAKE-READY WORK

Spec offices, AC units,
Dock packages, LED lighting

Jones Lang LaSalle Americas, Inc. License #: CO508577000

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 **JLL**

SITE PLAN - BUILDING A & B



BUILDING FEATURES

BUILDING A		BUILDING B
10101 E Pecos Rd.		6935 S Crisman 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



Click or scan for
building fact sheets



POPULATION

15 MINUTE DRIVE 30 MINUTE DRIVE
620,000+ **1,716,000+**



MEDIAN HOUSEHOLD INCOME

15 MINUTE DRIVE 30 MINUTE DRIVE
\$83,083 **\$73,869**



EDUCATION

SOME COLLEGE
35%

BACHELOR'S+
37%



±1 MILE

from AZ 24 freeway
via Crisman Road



±5 MILES

from Phoenix-Mesa
Gateway Airport



Mesa is home to notable industrial tenants such as:



Gulfstream
GALACTIC



DPR
CONSTRUCTION



amazon



DSV



JX



ROSENDIN



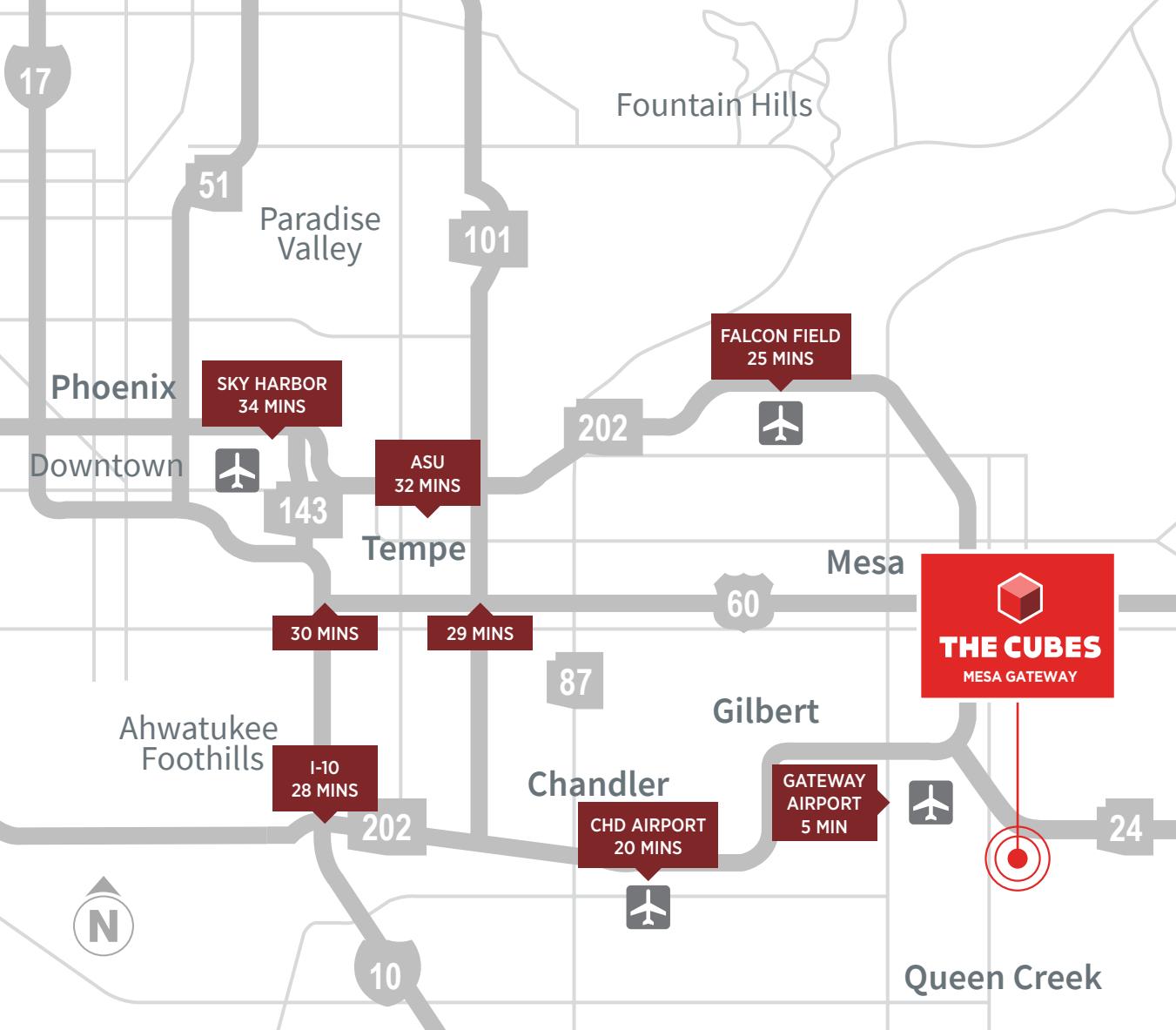
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LOWE'S



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