



# Longbow Industrial Center

## NWC of McDowell Rd & 58th Circle - Mesa, AZ

Two Class A Industrial Buildings Totaling  $\pm 244,286$  SF  
Available For Lease

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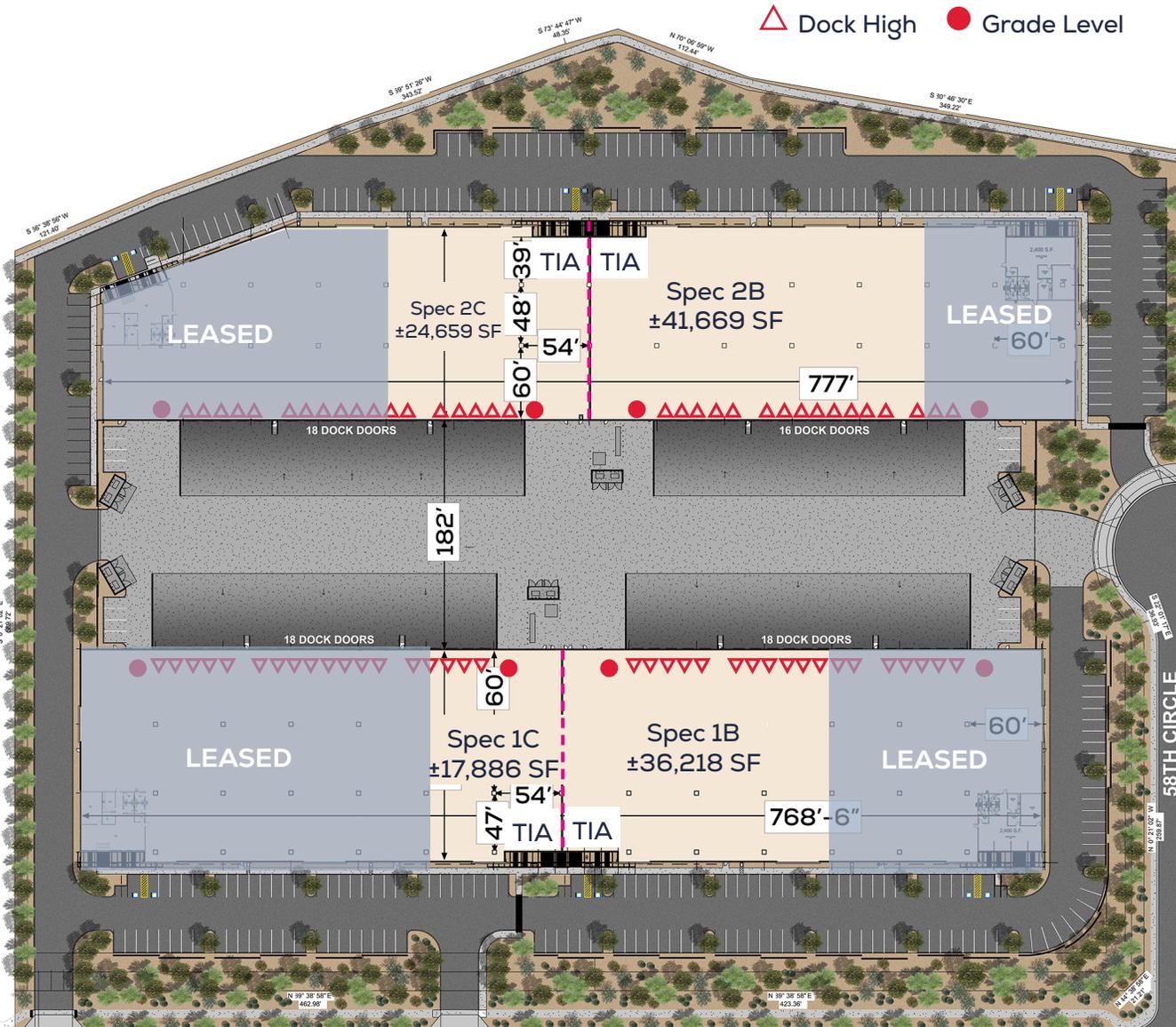


Exclusively Represented By:



KOSS | LOUER TEAM

# Longbow Industrial Center



Total Building: ±244,286 SF



Building Dimensions:  
Bldg 1: 768'-6" x 170'  
Bldg 2: 777' x 155'



Heavy Power:  
2,500 Amps: 277/480V, 3 Phase



R-38 Insulation Rating



30' Clear Height



6" Concrete Slab



ESFR Sprinkler System  
K-25 Heads



±14.5 Acre Lot



L-I Zoning, City of Mesa



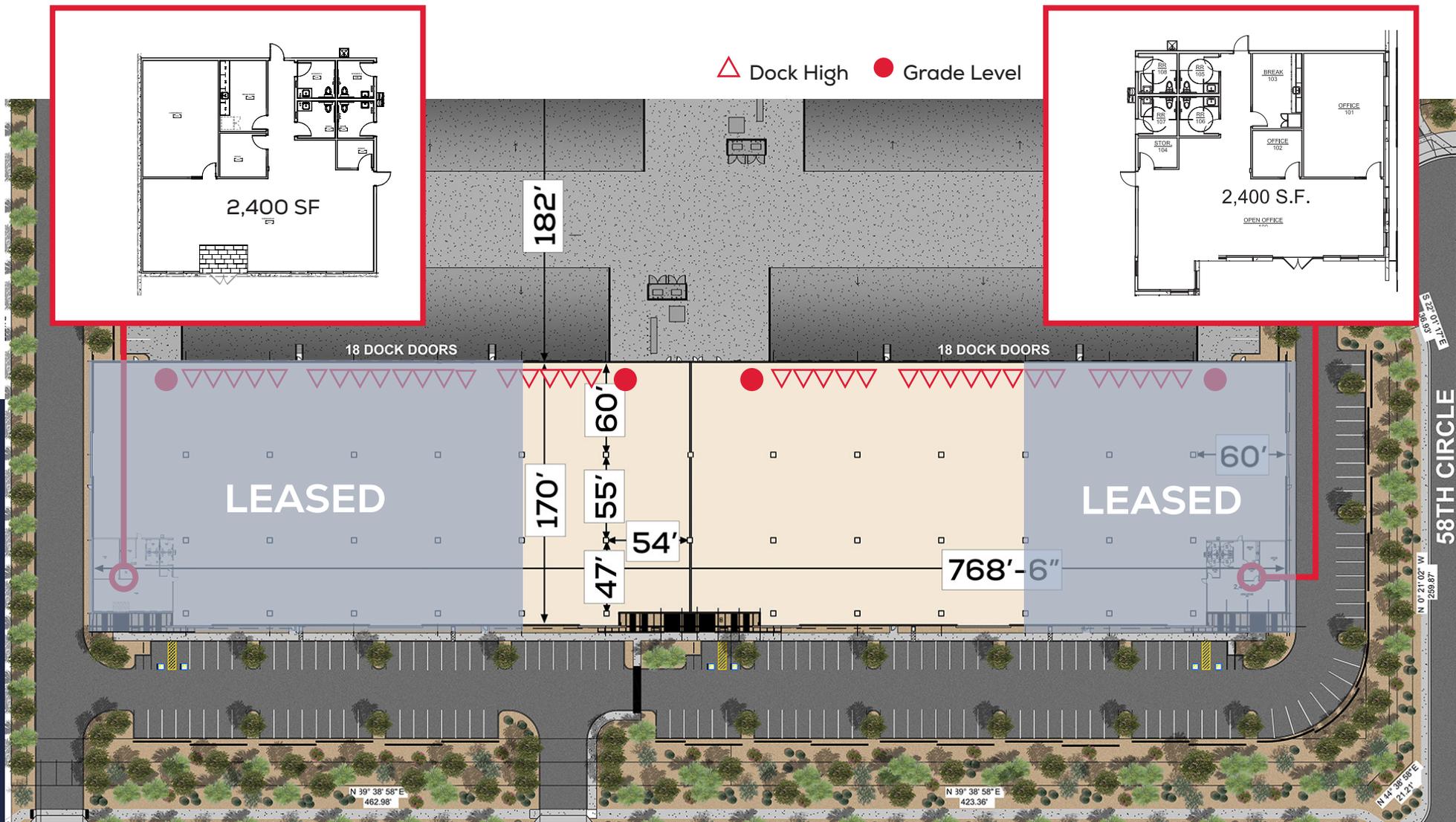
320 Auto Stalls



Fully Secured 182' Concrete



Class-B Coated Foam Roofing System with a 15 Year Warranty

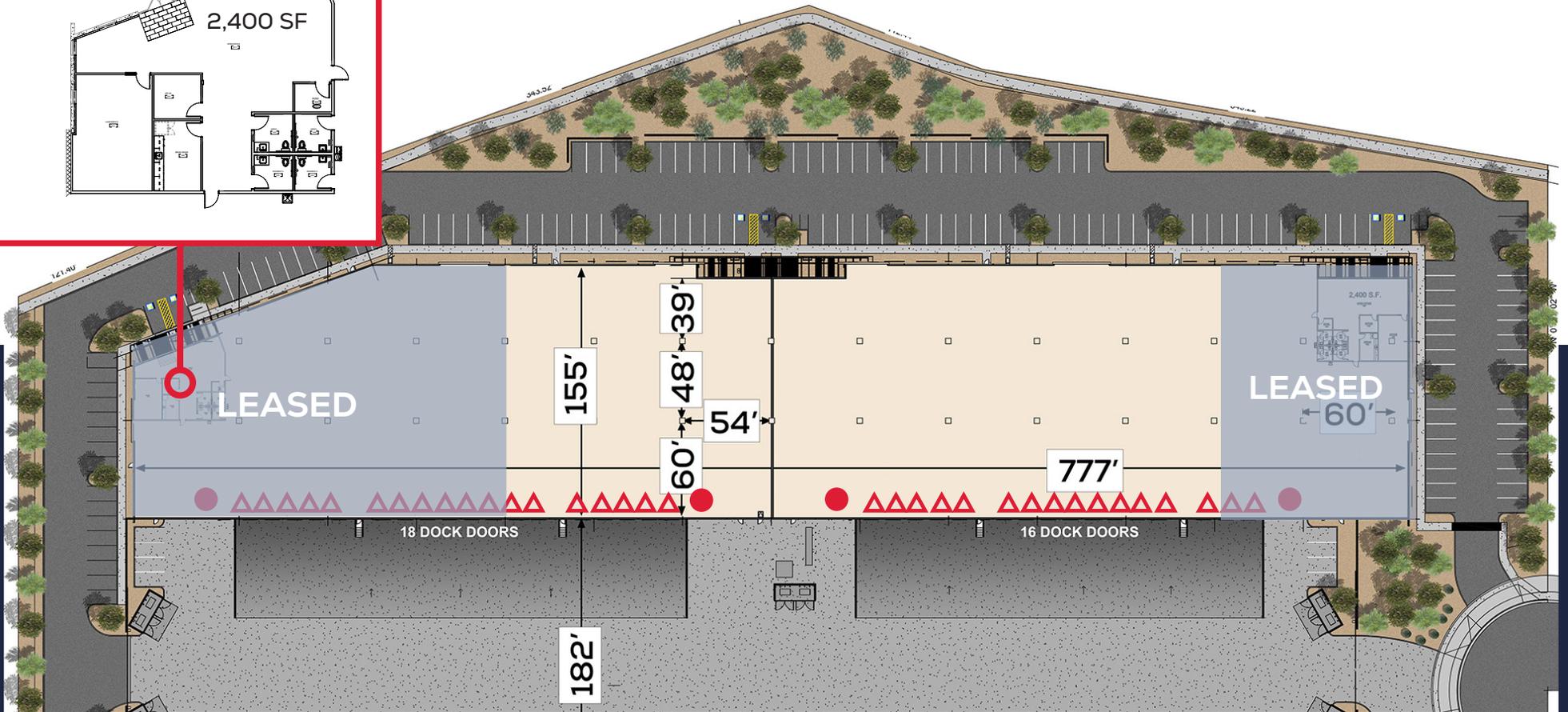
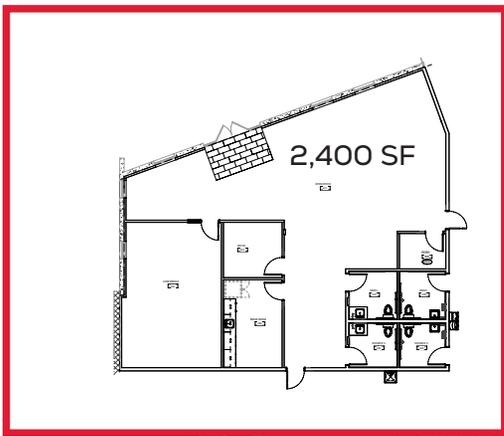


## Longbow Industrial Center - Bldg 1

5710 E. McDowell Road, Mesa, AZ 85215

- Total Building: ± 129,165 SF -
- Divisible to: ± 17,886 SF
- Building Dimensions: 768'-6" x 170'
- Spec Office: ±2,400 SF
- Dock Positions Available: 15
- Grade Level Positions Available: 2 (16' x 14') Motorized
- Column Spacing: 54' x 55' (60' Speed Bays)
- 2,500 Amps, 277/480V, 3 Phase
- Clear Height: 30'
- Truck Court Depth: 182'

△ Dock High ● Grade Level



## Longbow Industrial Center - Bldg 2

2862 N. 58th Circle, Mesa, AZ 85215

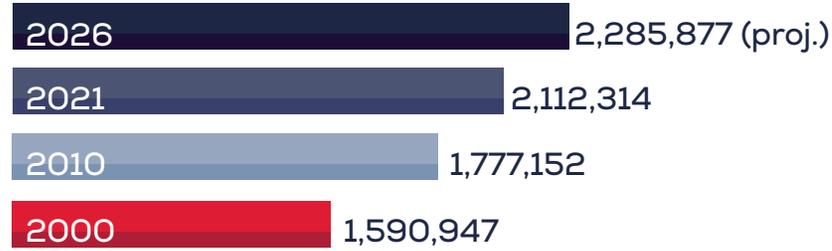
- Total Building: ±115,121 SF
- Divisible to: 24,659 SF
- Building Dimensions: 777' x 155'
- Spec Office: ±2,400 SF
- Dock Positions Available: 25
- Grade Level Positions Available: 2 (16' x 14') Motorized
- Column Spacing: 54' x 48' (60' Speed Bays)
- 2,500 Amps, 277/480V, 3 Phase
- Clear Height: 30'
- Truck Court Depth: 182'

# Corporate Neighbors

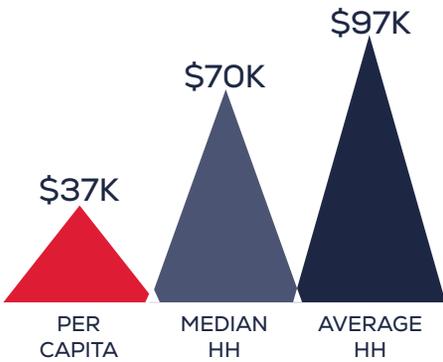


# 30-Minute Demographics

## POPULATION GROWTH



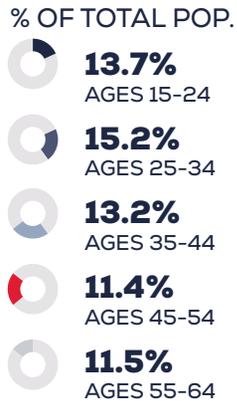
## INCOME LEVELS



## EDUCATION (AGES 25+)



## WORKING AGE POPULATION

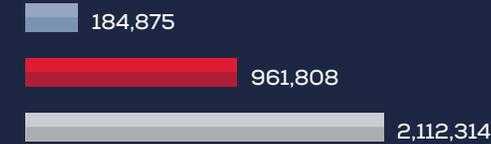


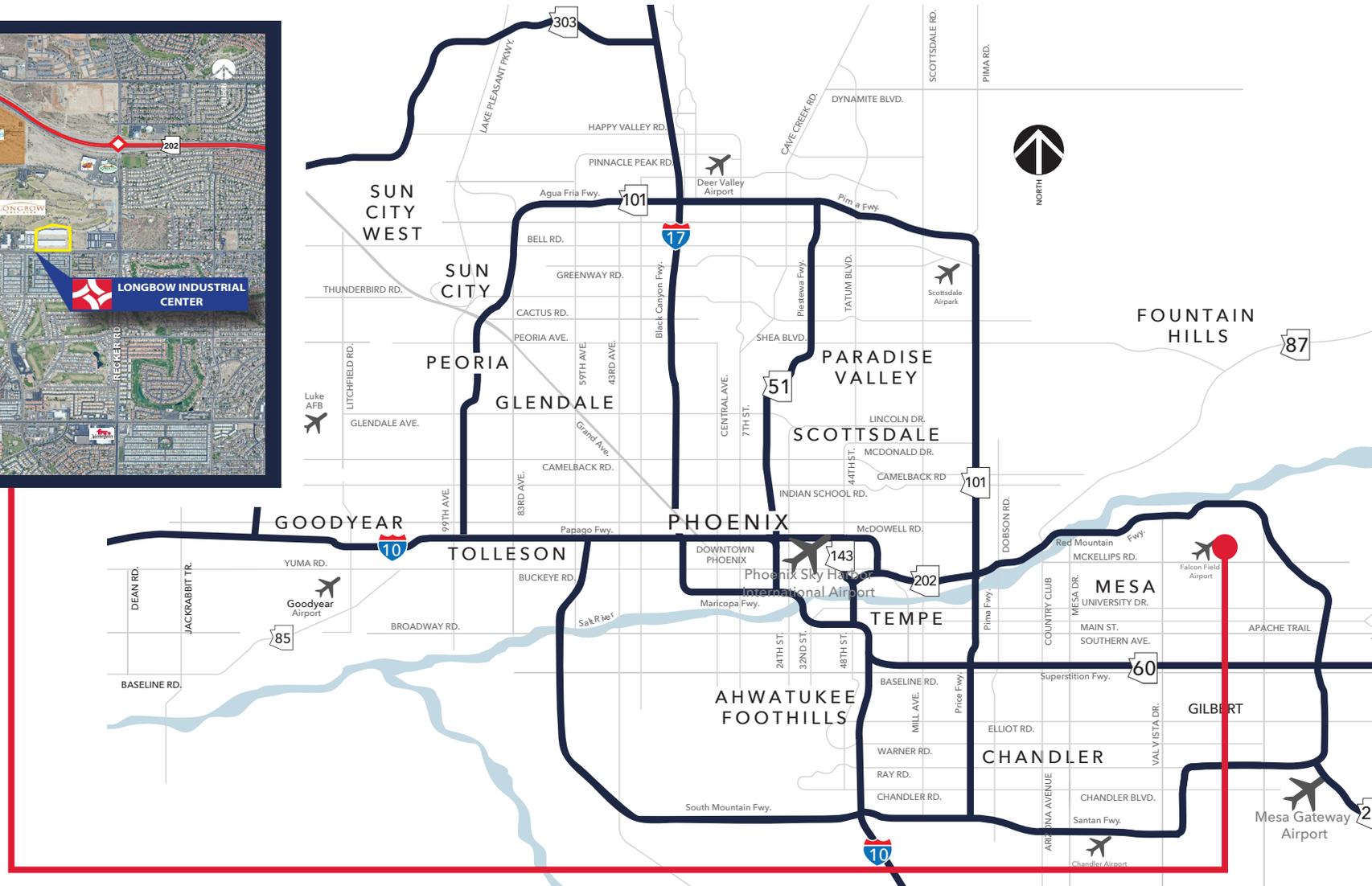
Source: ESRI

## DRIVE TIMES

Arizona State University	16 Miles	16 Minutes
Arizona State University - Polytechnic	16 Miles	17 Minutes
US-60	8 Miles	9 Minutes
I-10 Freeway	22 Miles	24 Minutes
Loop 202 Freeway	1 Mile	2 Minutes
Loop 101 Freeway	13 Miles	14 Minutes
Sky Harbor International Airport	18 Miles	18 Minutes

## DRIVE TIME POPULATION





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