

ELLIOT TECH CENTER

FOR LEASE/SALE

3 BUILDINGS TOTALING 251,358 SF
NWC SIGNAL BUTTE & ELLIOT ROAD | MESA, AZ



VIDEO



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PHASE I



A - 10560 E. ELLIOT ROAD

- Total size 78,528 SF
- Divisible to ±15,000 SF
- (15) 9'x10' Truckwell
- (8) 12'x14' Grade Level
- 28' Clear Height
- 4000 Amps, expandable
- 137 Parking Spaces

B - 10628 E. ELLIOT ROAD

- Total size 83,831 SF
- Divisible to ±16,000 SF
- (15) 9'x10' Truckwell
- (7) 12'x14' Grade Level
- 28' Clear Height
- 4000 Amps, expandable
- 124 Parking Spaces

C - 10708 E. ELLIOT ROAD

- Total size 88,999 SF
- Divisible to ±44,000 SF
- (18) 9'x10' Dock Positions
- (4) 12'x14' Grade Level
- 32' Clear Height
- 4000 Amps, expandable
- 119 Parking Spaces

LOCATION FEATURES

- Direct access to Loop 202 Freeway
- 2 miles to Eastmark (4th Largest Planned Home Development in USA)
- Full diamond interchange at Elliot Road & Loop 202
- Easy access to many local restaurants, hotels, retail and airport
- 8 miles to Phoenix-Mesa Gateway Airport
- 2.5 miles to US 60
- Easy access to Mesa, Gilbert, Chandler, Queen Creek, San Tan Valley & Chandler Heights

PHASE I PROJECT HIGHLIGHTS



ELLIOT TECH CENTER IS A STATE OF THE ART INDUSTRIAL/DISTRIBUTION MIXED USE EMPLOYMENT CENTER DESIGNED TO ACCOMMODATE A VARIETY OF TENANTS.

The newly constructed business park is located in the Mesa's growing Silicon Desert & has easy access to a Full Diamond Interchange on Loop 202 Freeway. Other notable features include a variety of Bay Sizes, Clear Heights from 28' to 32' Clear, Grade Level & Dock High Loading, and Abundant 277/480 Volt Power. Now Under Construction.

PHASE I PROJECT HIGHLIGHTS

- Net Site Area: 19.16 AC.
- Building Area: 251,358 SF
- Total Car Parking: 1.51:1000 SF
- Full Diamond Interchange on Elliot Road
- Secure Truck Courts

PLANNED PHASE II



PHASE I

PLANNED BUILDING A

- Total size 111,840 SF
- Divisible to ±40,000 SF
- (12) 9'x12' Truckwell
- (7) 12'x14' Grade Level
- 28' Clear Height
- 4000 Amps

FULLY LEASED

PLANNED BUILDING B

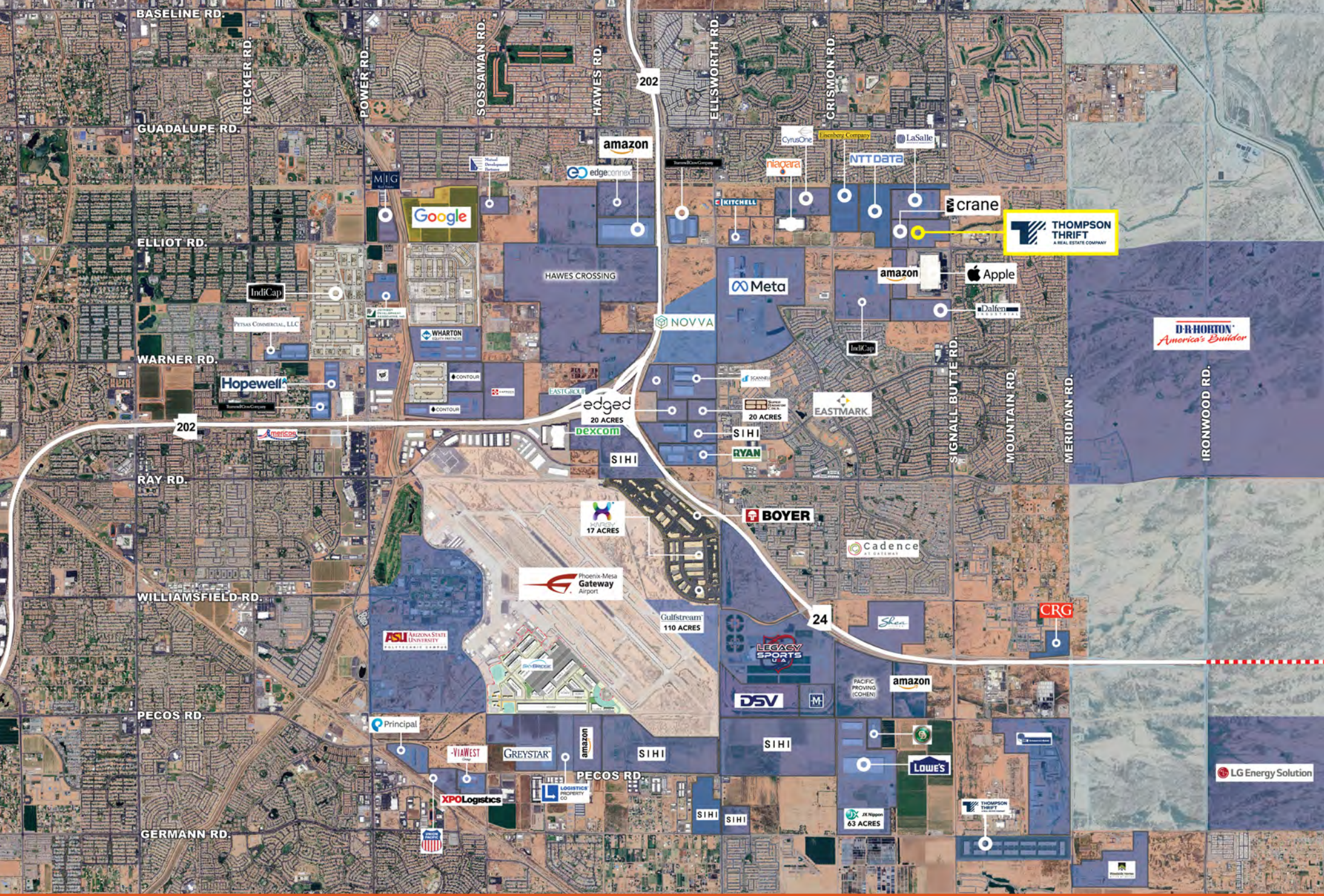
- Total size 130,780 SF
- Divisible to ±40,000 SF
- (12) 9'x12' Truckwell
- (7) 12'x14' Grade Level
- 28' Clear Height
- 4000 Amps

PLANNED BUILDINGS C

- Total size 164,200 SF
- Divisible to ±80,000 SF
- (11) 9'x12' Truckwell
- (6) 12'x14' Grade Level
- (14) Knockout
- 32' Clear Height
- 4000 Amps

PLANNED BUILDINGS D & E

- Total size 107,606 SF
- Divisible to ±40,000 SF
- (8) 9'x12' Truckwell
- (4) 12'x14' Grade Level
- (10) Knockout
- 32' Clear Height
- 4000 Amps



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