

CBRE

Stonelake
CAPITAL PARTNERS

Bldg A, C & D: $\pm 15,840$ SF - $\pm 245,665$ SF
Under Construction

Bldg B: $\pm 107,113$ SF or ± 9.3 Acres
Available For BTS or Outside Storage



Not to scale

PECOS CROSSING

INDUSTRIAL PARK

3 BUILDING INDUSTRIAL DEVELOPMENT
 $\pm 15,840$ SF - $\pm 245,665$ SF AVAILABLE

PECOS & SOSSAMAN ROAD, MESA, ARIZONA

Project Features



4 Building Development



Pecos Advanced
Manufacturing Zone



Employee Parking



Dock Doors
Grade Level Doors



32' Clear Height
R-30 Roof Installation



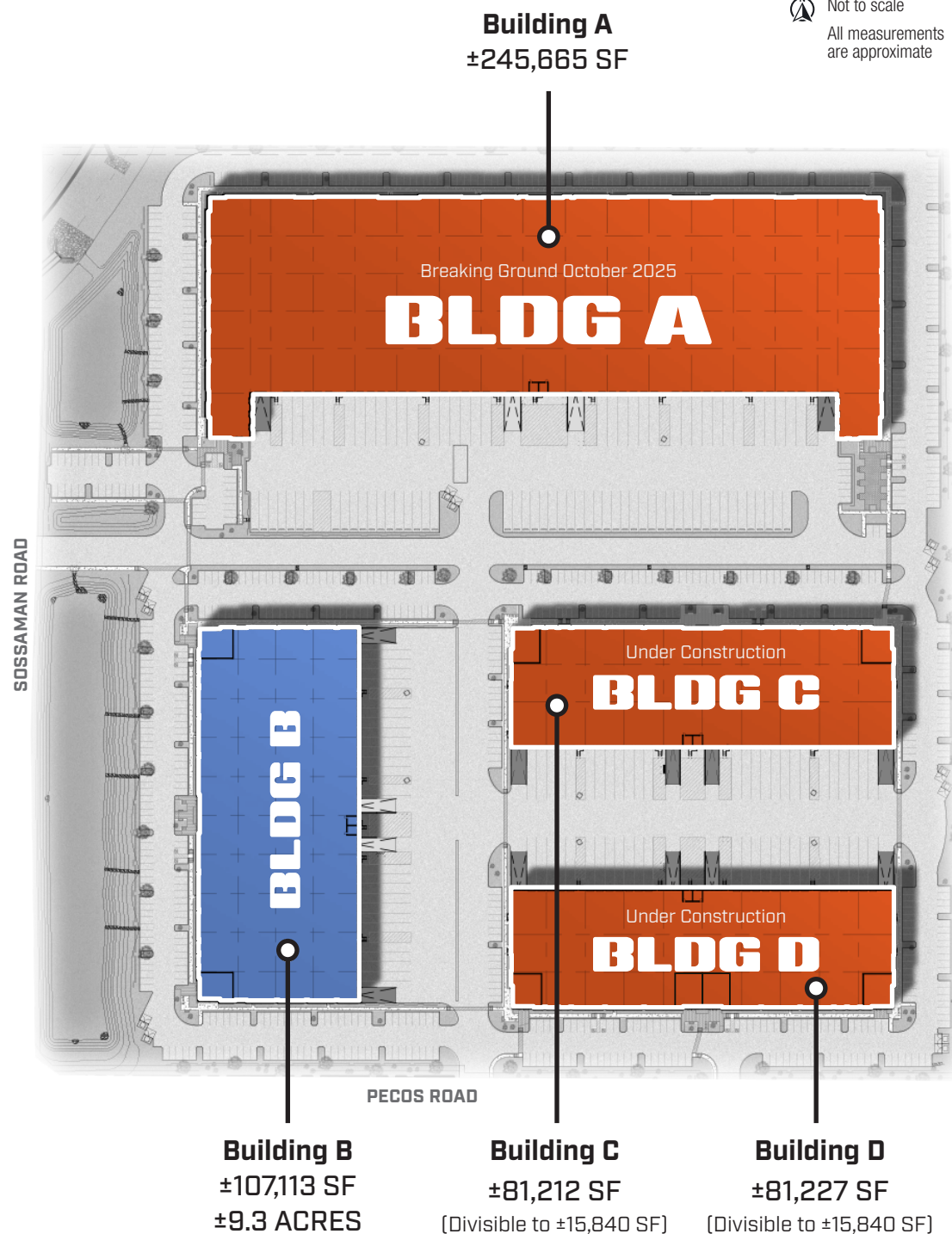
Spec Offices



Move-In Ready
With HVAC



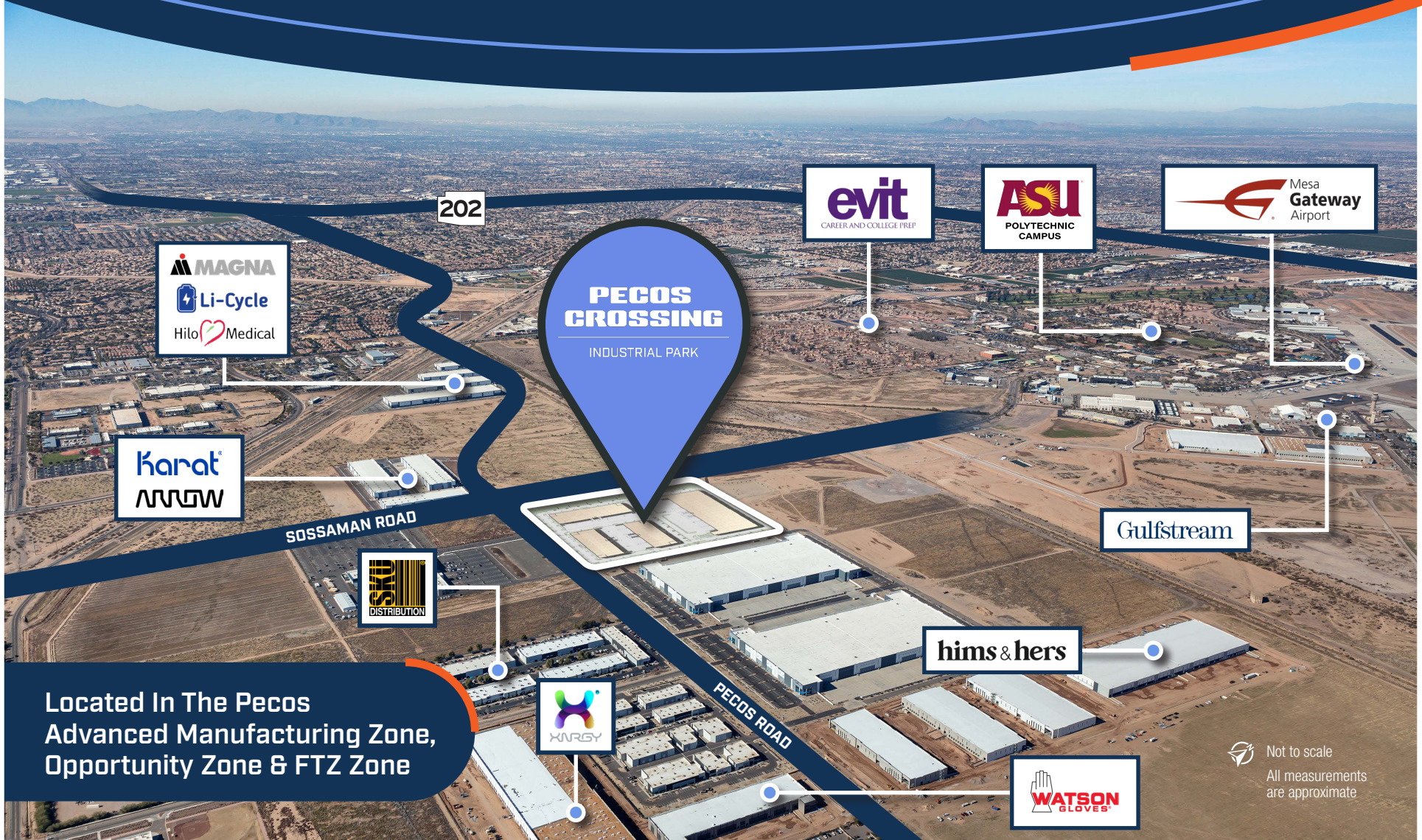
3600 AMPS



Location Benefits

Pecos Corporate Park is located in one of the fastest growing areas in the nation.

- Located near the SRP 69kV transmission line with capacity
- Access to abundant water, natural gas and fiber in Pecos Road
- City of Mesa Foreign Trade Zone [FTZ] capable. FTZ reduces or defers tariffs and duties, and can reduce property taxes by as much as 72.7% in perpetuity for qualified users



Located In The Pecos
Advanced Manufacturing Zone,
Opportunity Zone & FTZ Zone

Not to scale
All measurements
are approximate

BLDG A

±245,665 SF

770 E Pecos Road

Divisibility:

Clear Height: 32'

Power: 3600 AMPS

Speed Bay: 60'

Column Spacing: 50'x56'

Building Dimensions: 325'x903'

Dock Doors: 36

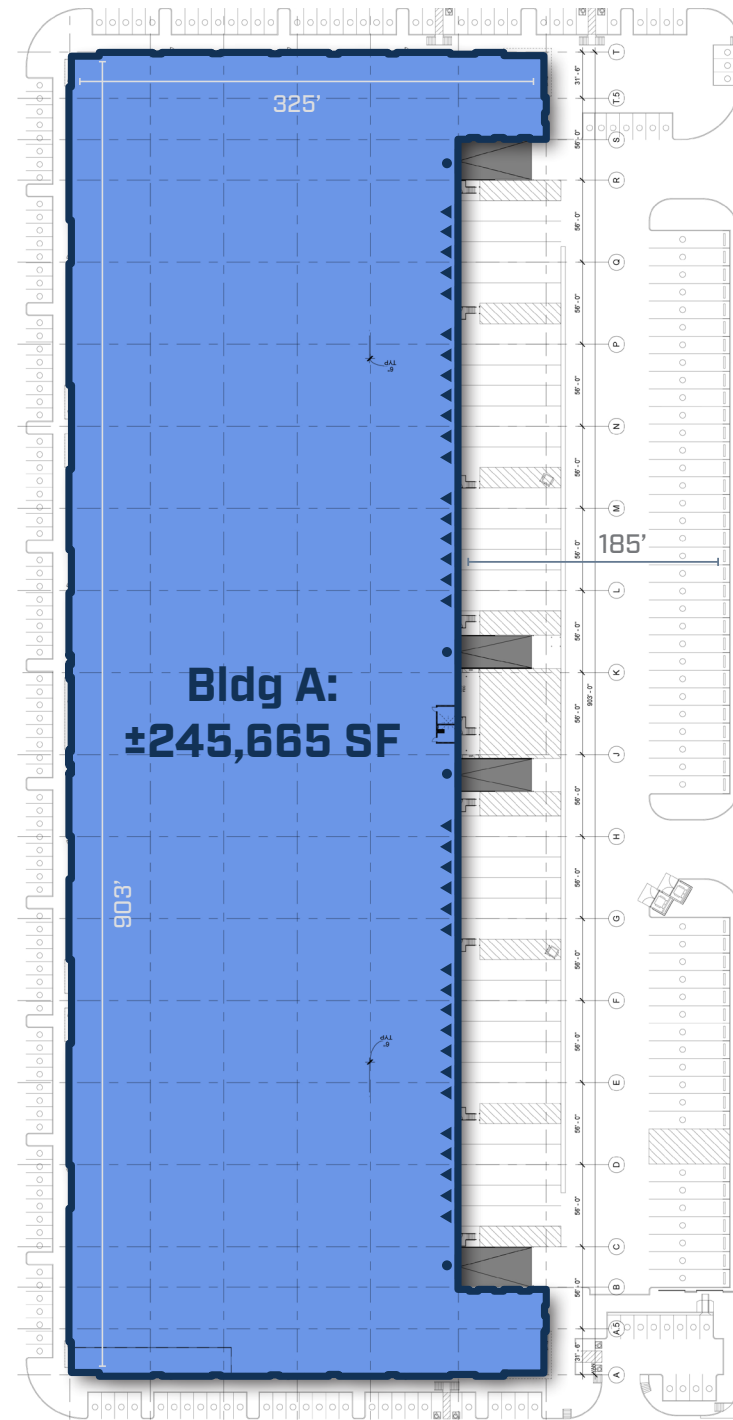
Grade Level Doors: 4

Spec Office:

Slab Thickness: 6' Reinforced

Truck Court Depth: 185'

Parking Ratio: 1.7/1,000



Sossaman Rd ↓

BLDG C

±81,227 SF

7734 E Pecos Road

Divisibility:

±15,840 SF [2 Bays]
±23,760 SF [3 Bays]
±31,680 SF [4 Bays]
±39,600 SF [5 Bays]
Or Larger

Clear Height: 32'

Power: 3600 AMPS

Speed Bay: 60'

Column Spacing: 50'x52'

Building Dimensions: 160'x 510'

Dock Doors: 26 (9'x10')

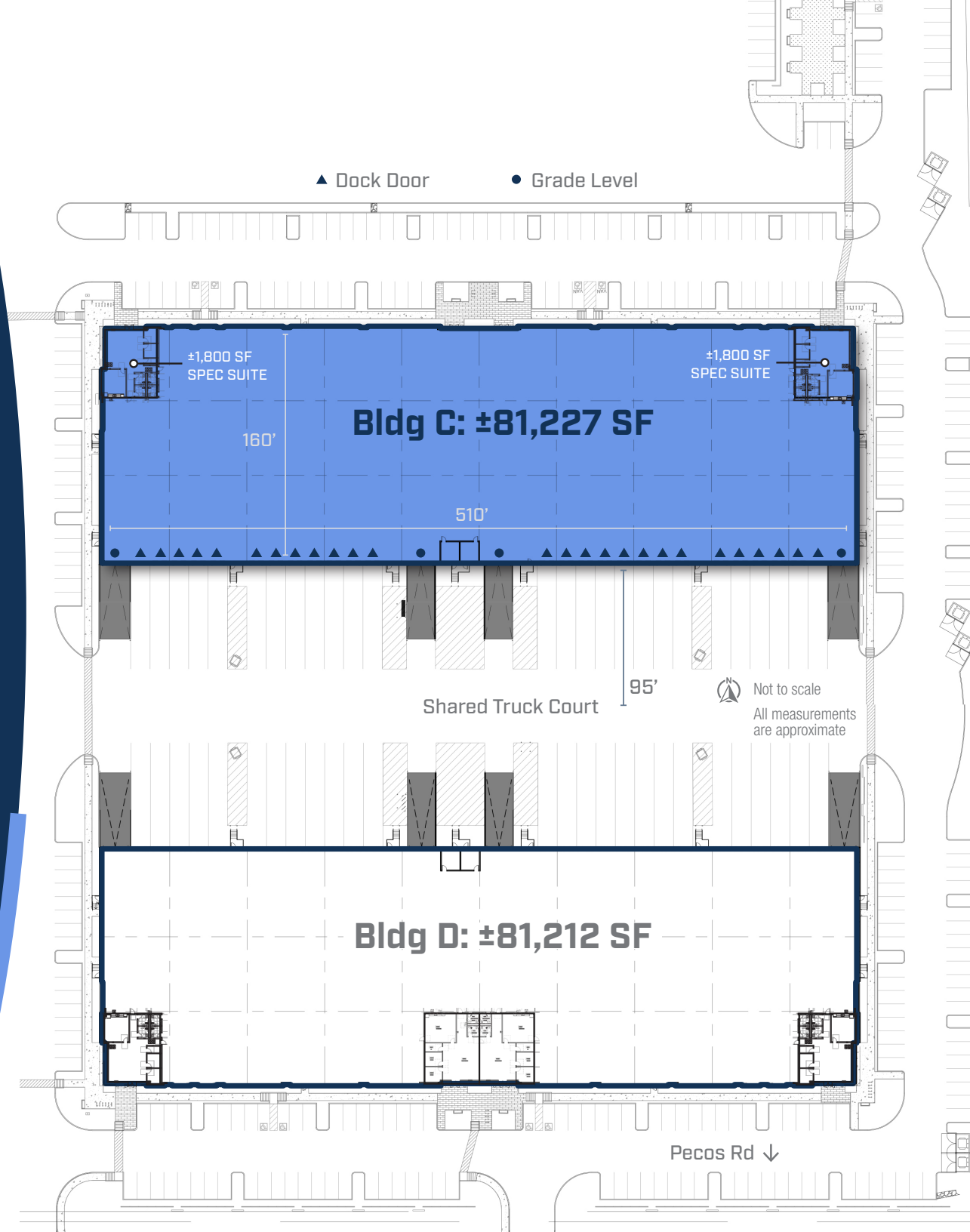
Grade Level Doors: 4 Oversized (16' x16')

Spec Office: (2) 1,800 SF Spaces

Slab Thickness: 6' Reinforced

Truck Court Depth: 190', Shared Truck Court

Parking Ratio: 1.7/1,000



BLDG D

±81,212 SF

7730 E Pecos Road

Divisibility:

±15,840 SF [2 Bays]
±23,760 SF [3 Bays]
±31,680 SF [4 Bays]
±39,600 SF [5 Bays]
Or Larger

Clear Height: 32'

Power: 3600 AMPS

Speed Bay: 60'

Column Spacing: 50'x52'

Building Dimensions: 160'x 510'

Dock Doors: 26 (9'x10')

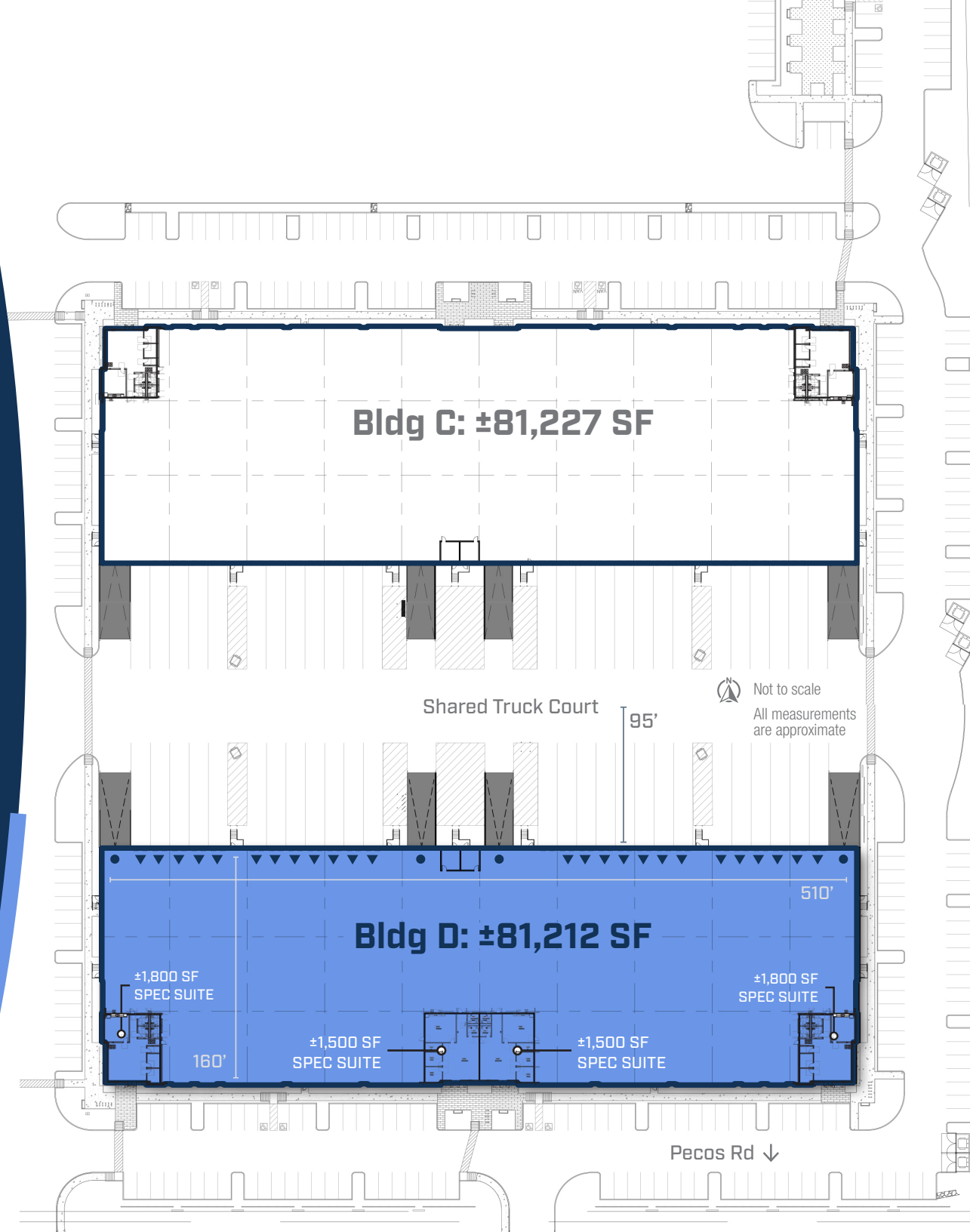
Grade Level Doors: 4 Oversized (16' x16')

Spec Office: (2) 1,800 SF Spaces
(2) 1,500 SF Spaces

Slab Thickness: 6' Reinforced

Truck Court Depth: 190', Shared Truck Court

Parking Ratio: 1.7/1,000



Not to scale
All measurements
are approximate

202

RAY RD

3.75 MILES TO LOOP 202

3.75 MILES TO SR 24

24

CHANDLER-GILBERT
COMMUNITY COLLEGE

ASU
POLYTECHNIC
CAMPUS

Mesa
Gateway
Airport

1.75 MILES TO PMGA

evit
CAREER AND COLLEGE PREP

**PECOS
CROSSING**

INDUSTRIAL PARK

SOSSAMAN RD

ELLSWORTH RD

PECOS RD

GERMANN RD

Property Access

Building B

±9.3 Acres Available



Available for BTS or Outside Storage
±9.3 Acres Available

Not to scale
All measurements
are approximate

PECOS CROSSING

INDUSTRIAL PARK

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