

TAILWINDS
AT GATEWAY



10 Building 173,000 SF Class A Flex Industrial Complex



COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. CORFAC
INTERNATIONAL



CONSTRUCTION COMPLETED MARCH 2023

TAILWINDS AT GATEWAY

Project Size	±173,000 SF
Location	SEC E Pecos Rd & S 80th St
Signage	Available
Sprinkler	ESFR
Suite Range	±2,286 SF - ±27,833 SF
Zoning	LI w EO/GI overlay (PREOZ)
Clear Height	22'
Loading	12' x 14' Grade Level Doors
Roof	Steel Deck w/ Steel Wide Flange Beams
Slab	6" Slab, 3,500 PSI Over 4"AB
Power (SRP)	Heavy Power Per Bay
Water/Sewer	City of Mesa

Location Benefits

- Pecos Advanced Manufacturing Zone
- Opportunity Zone ([Click here](#))
- Near Mesa Gateway Airport
- Minutes to Loop 202 Freeway



Exclusive Contacts:

THE **LEROY**
BREINHOLT
TEAM

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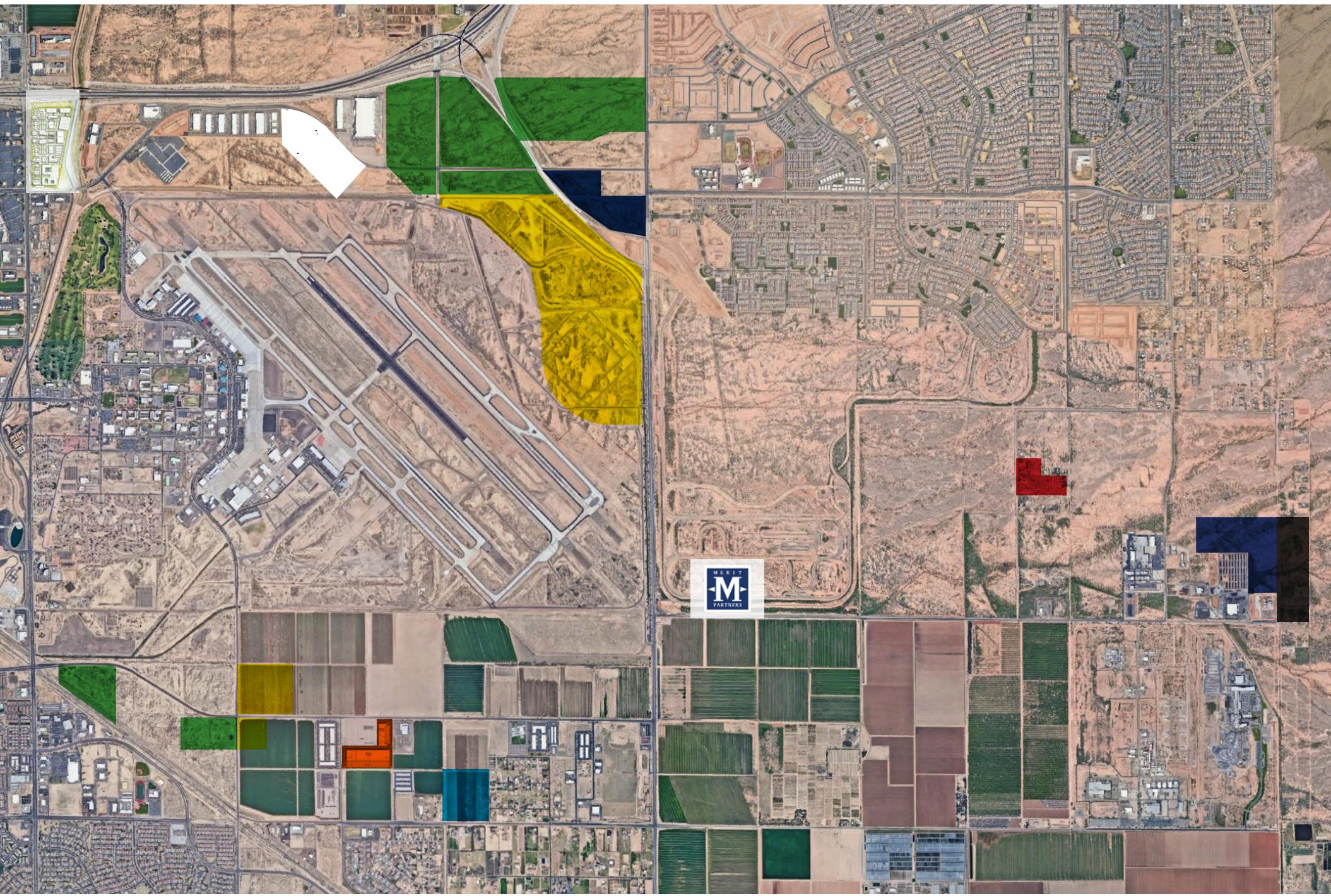
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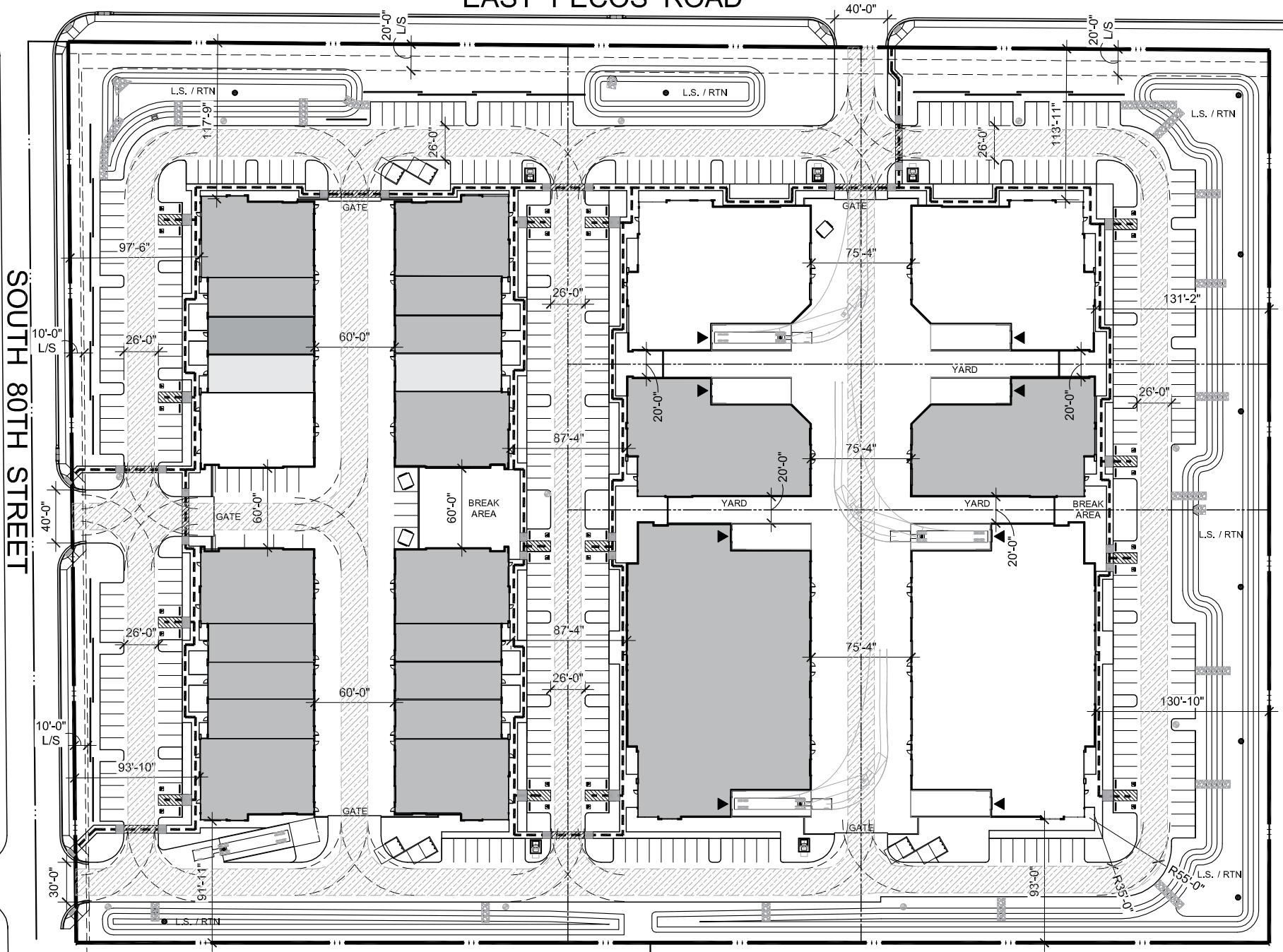
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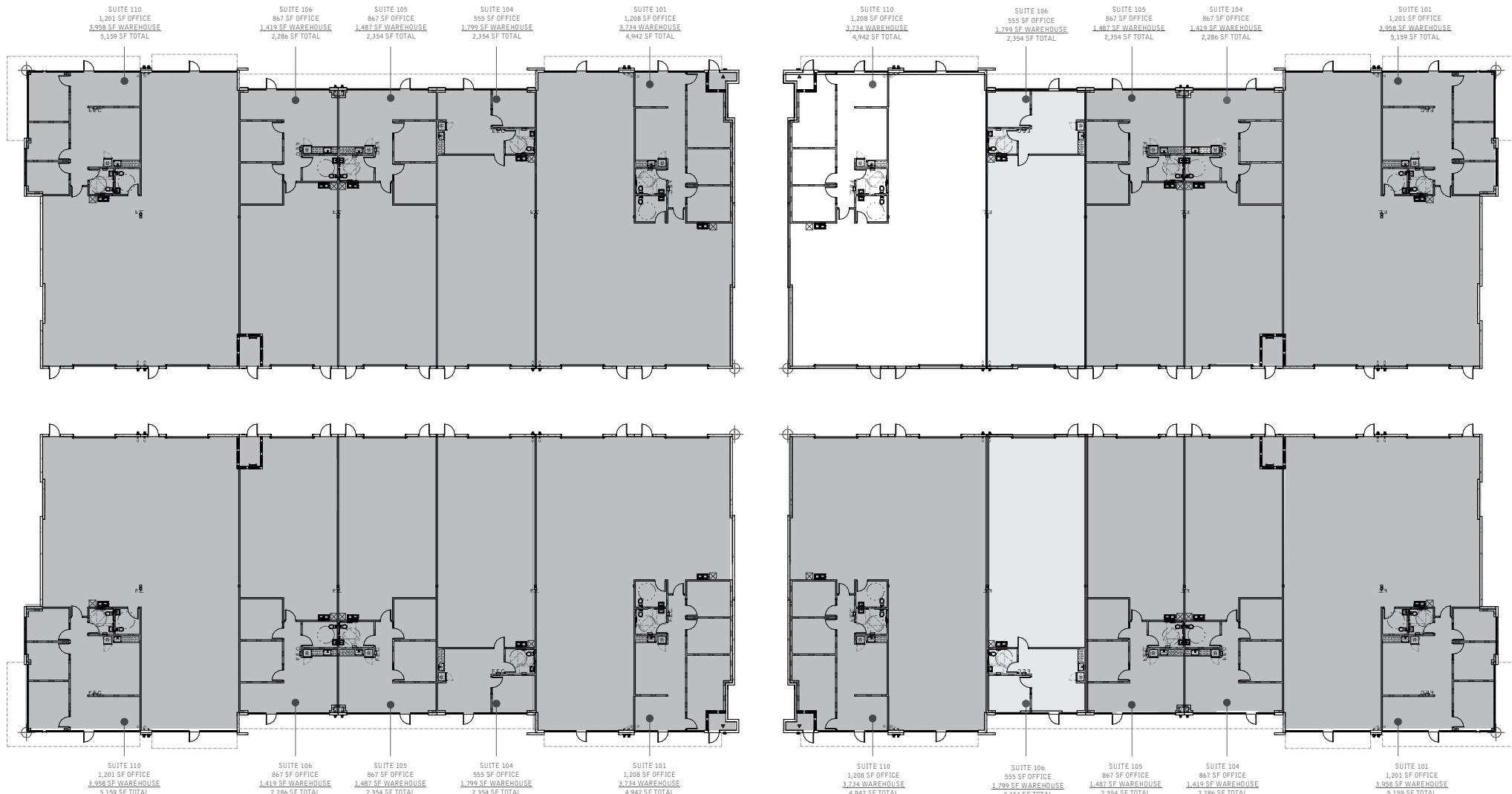
SITE PLAN



AVAILABILITY

EAST PECOS ROAD





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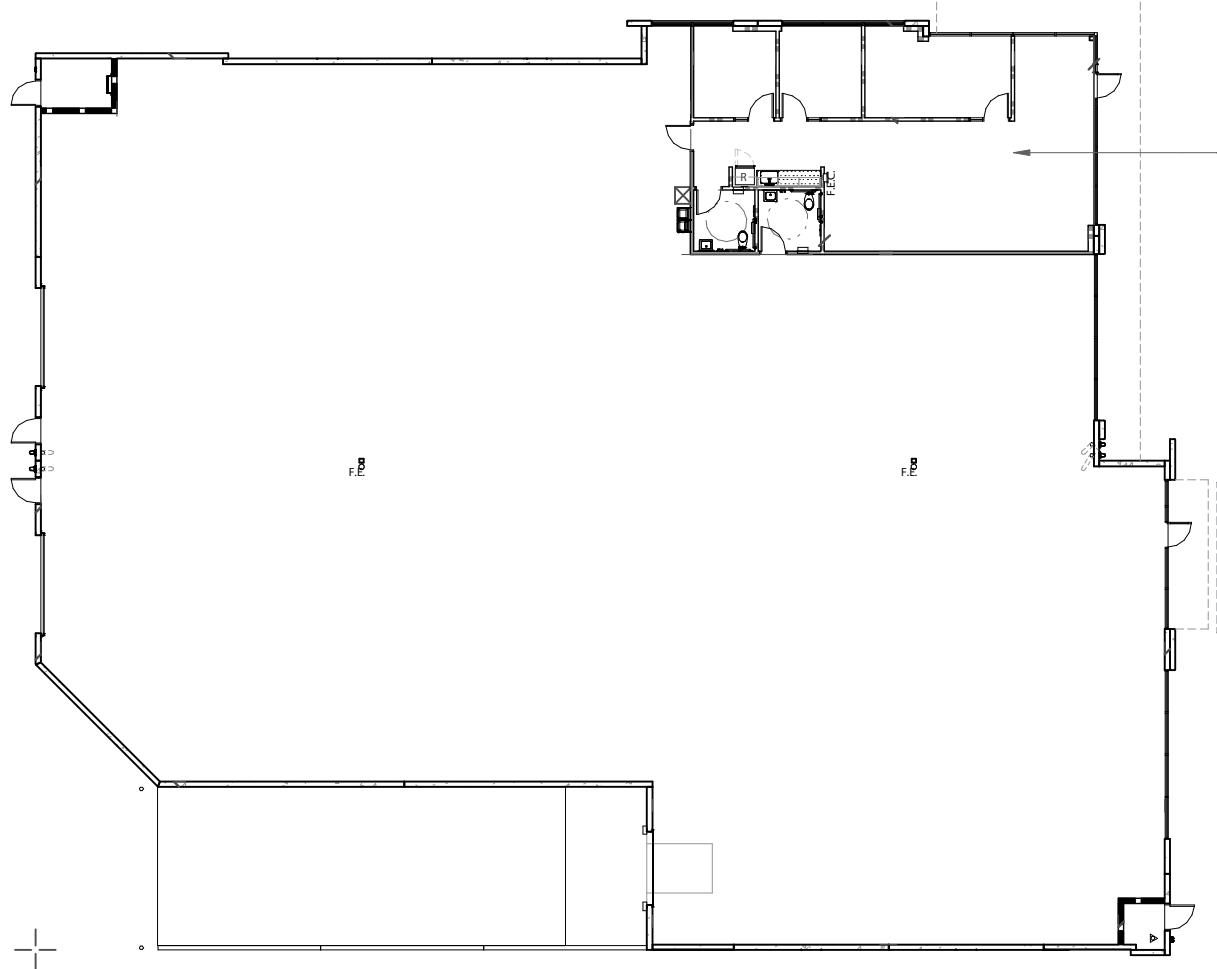
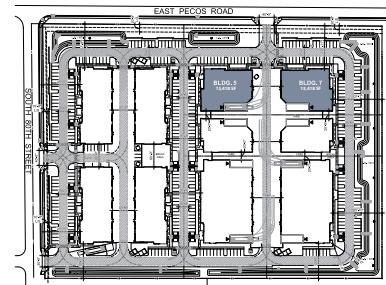
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TAILWINDS AT GATEWAY

- $\pm 13,418$ SF ($\pm 1,404$ SF Office)
- 800A, 277/480V
- Large Bay Overhead Doors (12' x 14')
- Truckwell
- A/C Cooled Warehouse



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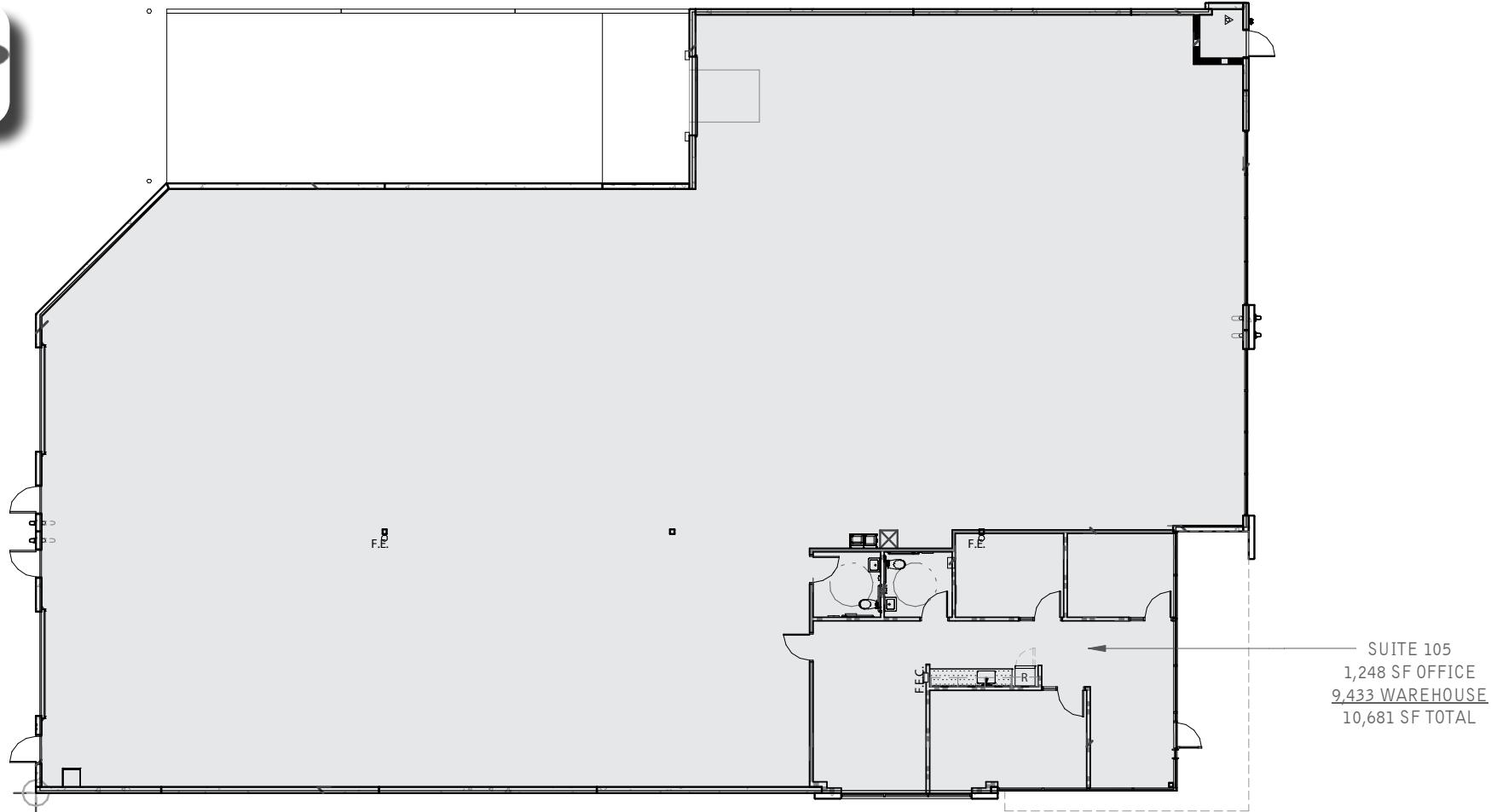
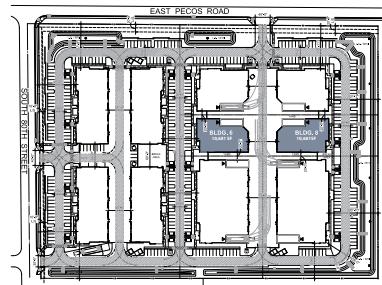
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TAILWINDS AT GATEWAY

- $\pm 10,681$ SF ($\pm 1,248$ SF Office)
- 800A, 277/480V
- Large Bay Overhead Doors (12' x 14')
- Truckwell
- A/C Cooled Warehouse



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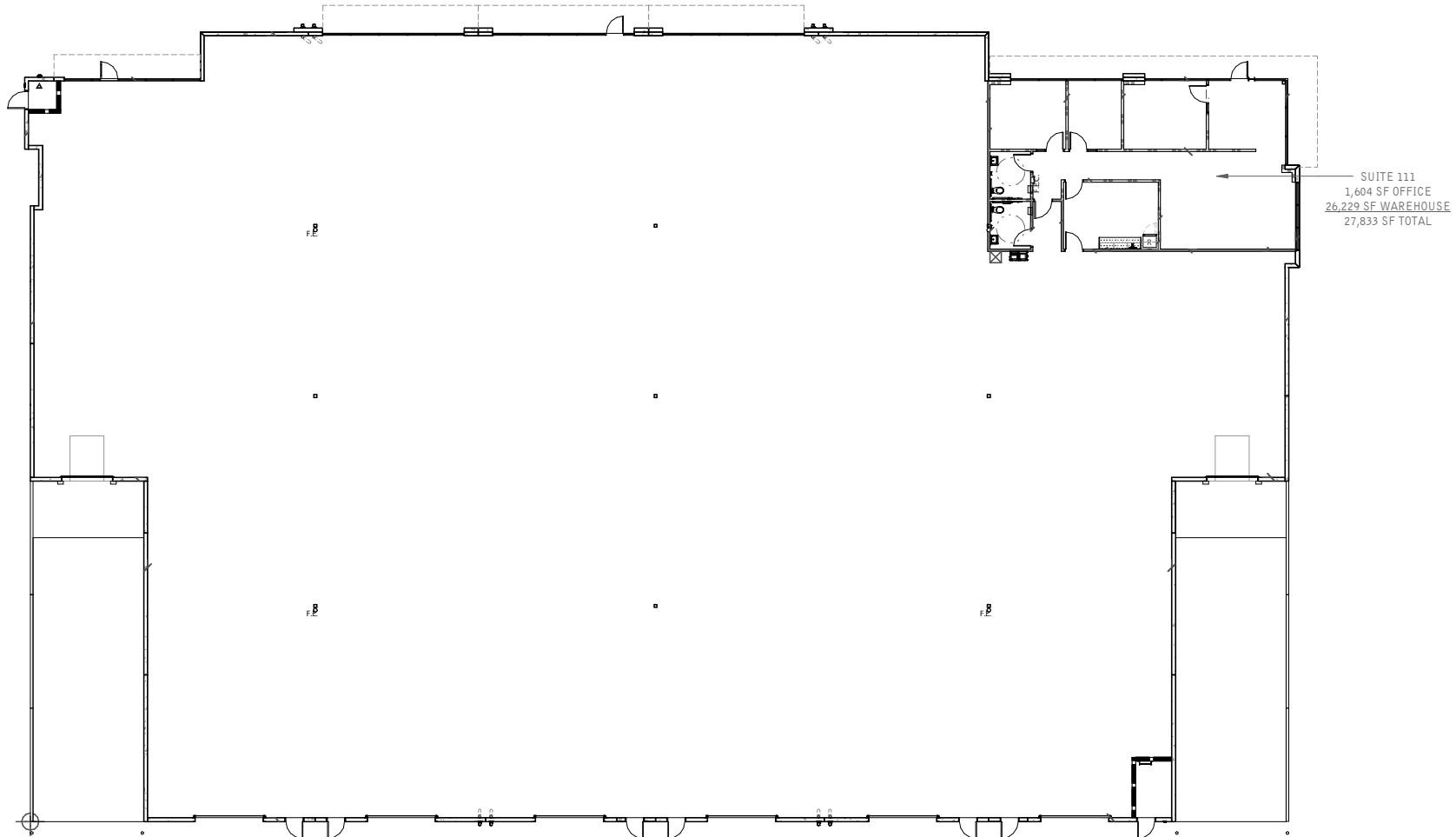
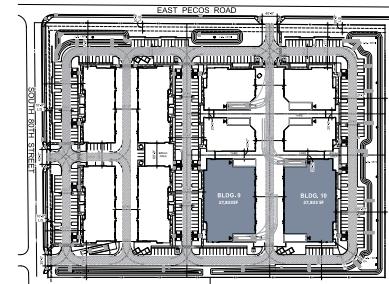
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TAILWINDS AT GATEWAY

- $\pm 27,833$ SF ($\pm 1,604$ SF Office)
- 1,200A, 277/480V (Bldg Total)
- Large Bay Overhead Doors (12' x 14')
- Truckwell
- A/C Cooled Warehouse



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