

GATEWAY AIRPORT BUSINESS CENTER

7256 89TH PLACE, STE 103, MESA, AZ



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com



FOR SALE

TEAM JSA
JONES SOLDO ALLEN



Eric Jones

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John G. Soldo, SIOR

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Elizabeth Allen

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The listing agent has an ownership interest in this property. The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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FEATURES

- Clear Height: 16'
- Grade Level Loading: 12' x 12'
- Power: 120/208V 3-Phase
- Fenced Private Yard
- Zoning: Zones L1, City of Mesa
- Close Proximity to: Mesa Gateway Airport, State Route 24, and Loop 202



DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2024 Population	830	42,870	164,948
2024 Households	259	13,096	50,690
Median HH Income	\$159,127	\$115,807	\$119,149



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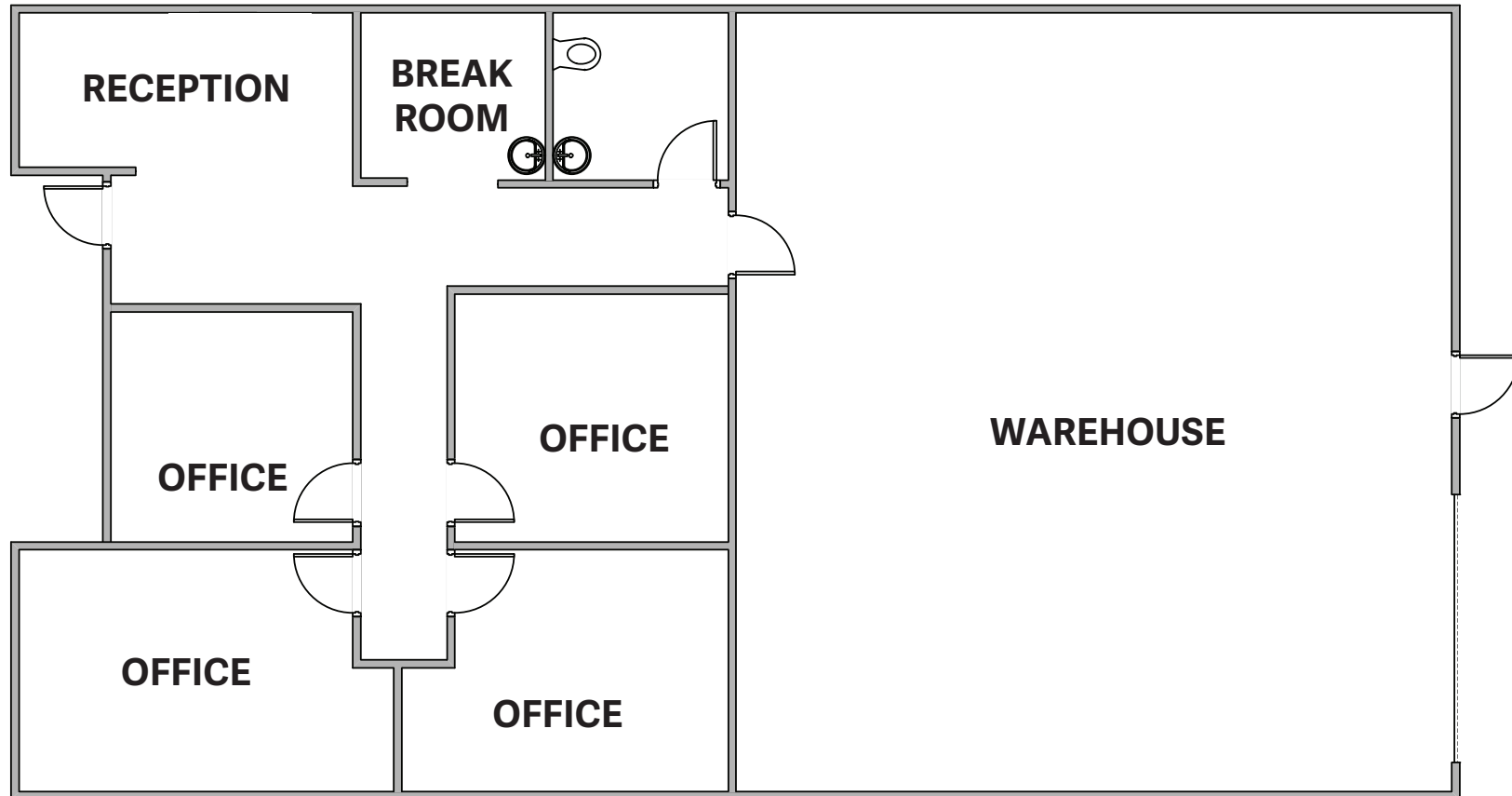


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SUITE 103 | ±2,364 SF



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New Industrial Developments

Airgate 1	143,000 SF
Gateway Commerce Center	147,000 SF
Landing	525,000 SF
The Confluence @ Mesa Gateway	515,000 SF
Gateway Executive Center	185,000 SF
SkyBridge	1,000,000 SF
Pecos 10	115,000 SF

Airport Area Major Employers

Apple Global Command Center
ASU Polytechnic
ZF TRW Vehicle Safety Systems
Able Aerospace Services, a Textron Company
Fujifilm
CMC Steel
Chandler Gilbert Community College

Housing Developments

Eastmark	3,500 Homes
	Zoned for 15,000 Homes

Mesa Education Facilities

ASU Polytech Campus	9,752 Students
East Valley Institute of Technology	573 Students
Chandler Gilbert Community College	19,000 Students



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