



MESA GATEWAY

LOGISTICS CENTER

±600 ACRES FOR LIGHT INDUSTRIAL & MIXED-USE DEVELOPMENT



Existing Rail

GERMANN RD



ELLSWORTH RD
1.5 MILES TO SR-24

PECOS RD



Proposed Rail B
Proposed Rail A



ELLSWORTH RD & PECOS RD, MESA, ARIZONA



PROPERTY HIGHLIGHTS

Mesa Gateway Logistics Center will be an internationally recognized destination for those looking for a sustainable place in which to live, work, learn and recreate. It will provide industries with an economically efficient business climate and provide its workforce and residents with access to the global resources necessary of a knowledge-based economy.

600
ACRES
(divisible)

5
SITES

IDEAL FOR A
BUILD-TO-SUIT
DEVELOPMENT



APPROXIMATELY 25,000 RESIDENTIAL HOMES ARE BEING BUILT IN THE IMMEDIATE AREA

LOCATION HIGHLIGHTS

- + Within one of the **most competitive FTZ**, it can reduce or defer tariffs and duties and property taxes by as much as **72.9%** (City of Mesa)
- + Located in the **Williams Foreign Trade Zone**
- + Affordable **power** capacity
- + Located in **Opportunity Zone**
- + Access to the **Airport** and the **commercial area** of **Queen Creek** and the **Loop 202** and **24** freeways
- + In-road **Utilities**
- + Visibility from the **Airport**
- + All three parcels front **Ellsworth Road**, the major arterial thoroughfare for Southeast Mesaw
- + Approximately **5 miles** from **Arizona State University's Polytechnic Campus**
- + Located in **Metro Phoenix's** burgeoning residential area



PHOENIX MESA GATEWAY AIRPORT

Sitting on 42 square miles of land, the Phoenix-Mesa Gateway Airport is the second major airport serving the greater Phoenix metropolitan area. The airport will ultimately become the employment hub of the Southeast Valley and will surpass most other areas of the Phoenix Valley in terms of location attributes over the next decade. The Airport is currently home to more than 40 companies, including Allegiant Airlines, who provides nonstop service to 38 destinations and has set a record for commercial passenger activity welcoming over 2 million passengers in 2021.



CORPORATE NEIGHBORS



CITY OF MESA AREA OVERVIEW



One of the lowest labor costs in the western U.S.



The third largest labor pool in the west



An exceedingly accessible geographic region



Shipping costs to California are 15-75% lower than other mountain west markets



An ability to serve 30 million consumers within a one-day truck haul



A low-cost operating environment and right to work state

AREA DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2021 Population	188	25,438	107,229
Median Age	33.7	34.9	32.3
Median Household Income	\$87,120	\$103,911	\$99,138

504,000+

+ More than half a million people live in Mesa, Arizona.

1.4 MILLION

+ Workforce population within a 30-minute drive.

37TH

+ Largest city in the U.S. Larger than Miami, Minneapolis, and Atlanta.

BEST RUN CITY

+ Mesa, AZ ranked one of the best run cities in America. (WalletHub)

2ND

+ Largest city in Phoenix-Mesa metro. 3rd largest in Arizona.

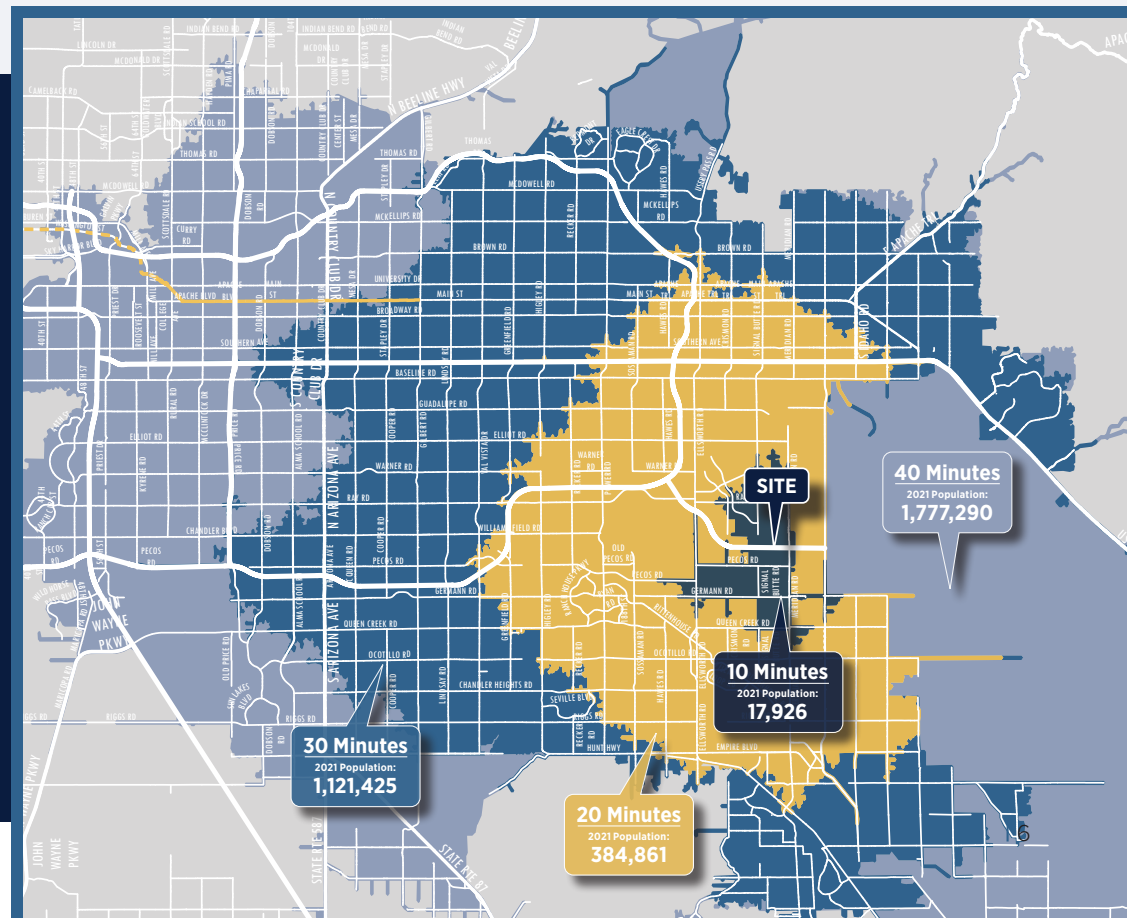
40% HIGHER

+ Arizona has a 40% higher job growth rate in the tech sector than the U.S. overall. (Arizona Technology Council)

RANKED #5

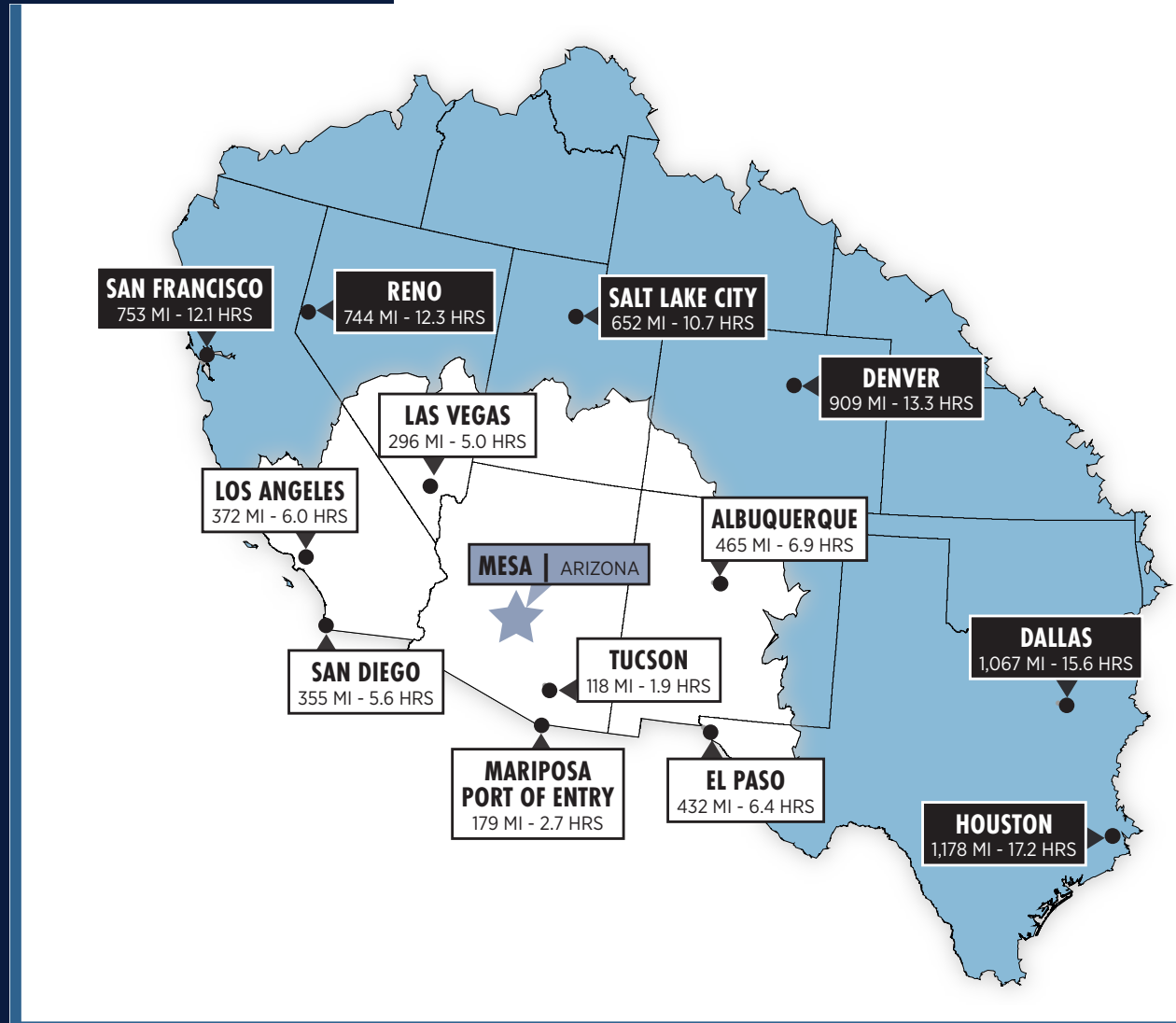
+ Mesa ranked #5 in Job Growth. (CityLab)

Sources: <https://www.selectmesa.com/>



STRATEGIC SOUTHWEST LOCATION

MESA, ARIZONA





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ELLSWORTH RD & PECOS RD, MESA, ARIZONA

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