

7417 HAWES RD

MESA, ARIZONA

FOR SALE

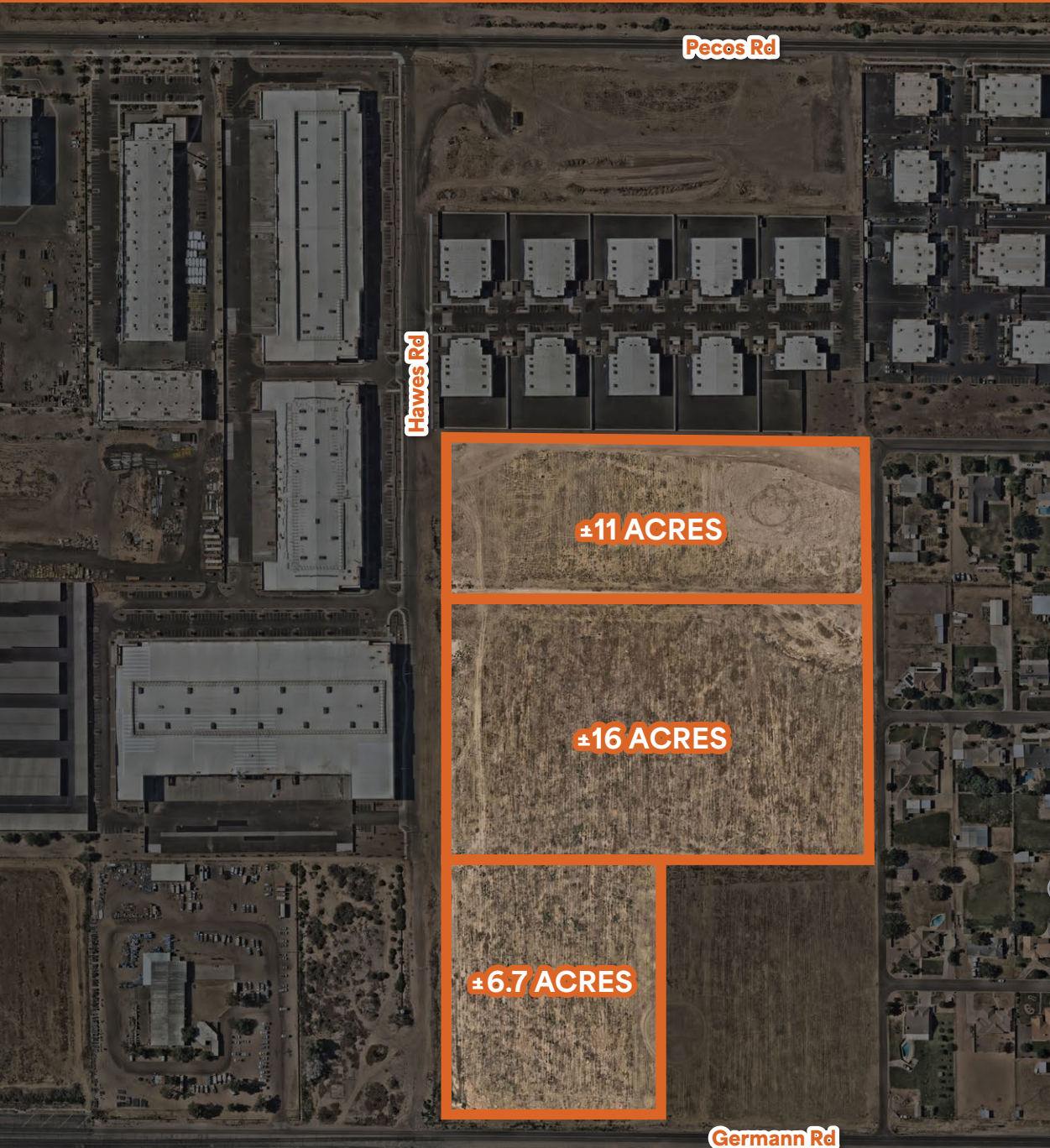
- ±33.98 ACRES AVAILABLE (FLEXIBLE SIZING)
- PERMIT READY SITE PLAN
- BTS OPPORTUNITIES
- LOCATED IN THE PECOS ADVANCED MANUFACTURING ZONE
- LOCATED IN AN OPPORTUNITY ZONE
- FOREIGN TRADE ZONE (FTZ) CAPABLE

CBRE


**COWLEY
COMPANIES**



±33.98 ACRES FOR SALE



UTILITIES ALONG HAWES ROAD

- 12" Water in Hawes Road; 12" Water stops at SW corner of the site in Germann
- 12" Sewer in Hawes Road stops at north boundary
- Electric along Hawes Road and Germann Road
- 12" HP Gas line and 4" gas line in Germann Rd
- Fiber: Telephone and cable in Germann Rd and Cox and CenturyLink In Hawes Road at north boundary

HEAVY POWER AVAILABLE

ZONED LI, CITY OF MESA



LOCATION INCENTIVES



Pecos Advanced Manufacturing Zone



Tax Benefits



Phoenix-Mesa Gateway Airport Proximity



Thriving Southeast Valley Submarket

FORTUNE 500 COMPANIES



Gulfstream™
A GENERAL DYNAMICS COMPANY

\$70 Million Building

LG Energy Solution

\$1.2 Billion Campus

Meta
2.5 Million SF Center

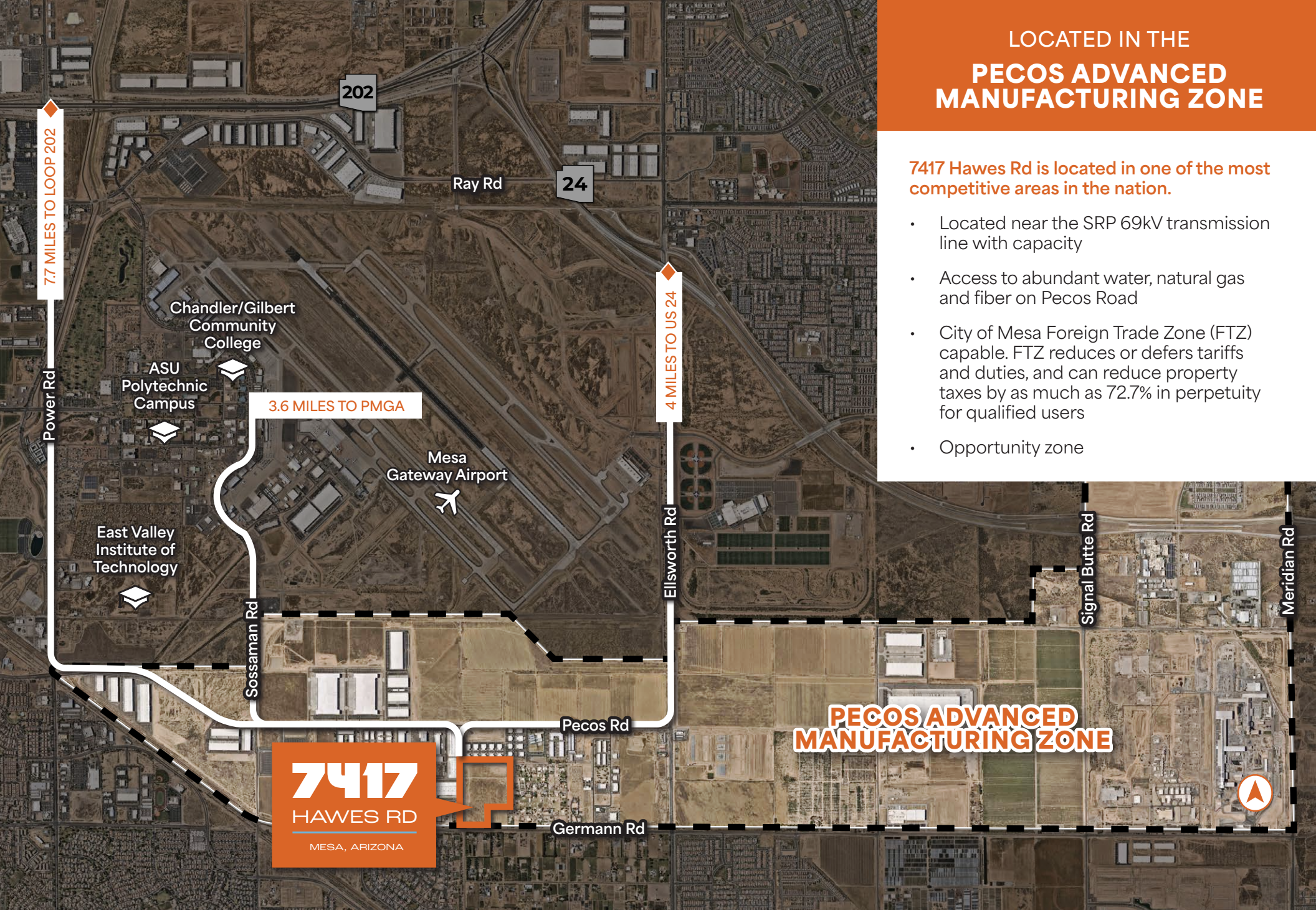
amazon
1 Million SF Center

Apple
1.3 Million SF Center

LOCATED IN THE
**PECOS ADVANCED
MANUFACTURING ZONE**

7417 Hawes Rd is located in one of the most competitive areas in the nation.

- Located near the SRP 69kV transmission line with capacity
- Access to abundant water, natural gas and fiber on 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
- Opportunity zone



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AVAILABLE FOR LEASE OR BTS OPPORTUNITIES

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