



SOSSAMAN

BUSINESS CAMPUS

FOR SALE OR LEASE

23,800 SF - 59,000 SF

Eight Building Industrial Campus on Sossaman Road, Mesa, Arizona

Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000



SOSSAMAN

BUSINESS CAMPUS

Welcome to a premium industrial project on Sossaman Road, nestled between Elliot and Guadalupe Roads in the Southeast Valley's technology corridor. Conveniently located near Loop 202 and US 60, it sits across from Google's new data center and a mere 10-minute drive from Phoenix-Mesa Gateway Airport.

This unique development features eight buildings ranging from 23,800 to 59,000 square feet. These freestanding structures offer enhanced security and an ideal opportunity for a corporate headquarters in one of the Valley's most strategic locations.

Set in a campus-like atmosphere, the project boasts meticulous landscaping, ample parking, and convenient loading facilities. This development embodies the essence of a dynamic industrial community.



INNOVATION UNLEASHED: REDEFINED SPACES FOR AN ELEVATED INDUSTRIAL EXPERIENCE



Sossaman Road

01
37,240 SF

02
42,300 SF

03
29,800 SF

04
59,000 SF

08
49,552 SF

07
23,800 SF

06
33,000 SF

05
55,800 SF

△ Dock-High Loading ● Grade-level loading

BUILDING 1

3305 S. SOSSAMAN RD.

- ±37,240 SF
- ±1,660 SF office
- ±2.90 acres
- 28' clear height
- Three dock-high doors
- Four grade-level doors
- ±93 parking spaces
- 1,600A 480/277V, 3PH
- 152' x 245' floorplate
- 50' x 50' column spacing
- Fire sprinkler system
- LED warehouse lighting
- Dock Package
- 100% HVAC warehouse with Stickpin Insulation

BUILDING 2

3313 S. SOSSAMAN RD.

- ±42,300 SF
- ±1,660 SF office
- ±2.53 acres
- 28' clear height
- Three dock-high doors
- Four grade-level doors
- ±93 parking spaces
- 2,000A 480/277V, 3PH
- 200' x 224' floorplate
- 50' x 58' column spacing
- Fire sprinkler system
- LED warehouse lighting
- Dock Package
- 100% HVAC warehouse with Stickpin Insulation

BUILDING 3

3321 S. SOSSAMAN RD.

- ±29,800 SF
- ±1,660 SF office
- ±2.24 acres
- 28' clear height
- One dock-high door
- Two grade-level doors
- ±73 parking spaces
- 1,600A 480/277V, 3PH
- 164' x 200' floorplate
- 50' x 52' column spacing
- Fire sprinkler system
- LED warehouse lighting
- Dock Package
- 100% HVAC warehouse with Stickpin Insulation

BUILDING 4

3329 S. SOSSAMAN RD.

- ±59,000 SF
- ±1,660 SF office
- ±4.41 acres
- 28' clear height
- Four dock-high doors
- Four grade-level doors
- ±145 parking spaces
- 2,500A 480/277V, 3PH
- 200' x 300' floorplate
- 50' x 50' column spacing
- Fire sprinkler system
- LED warehouse lighting
- Dock Package
- 100% HVAC warehouse with Stickpin Insulation



BUILDING 5

3361 S. SOSSAMAN RD.

- ±55,800 SF
- ±1,660 SF office
- ±4.34 acres
- 28' clear height
- Four dock-high doors
- Four grade-level doors
- ±131 parking spaces
- 2,500A 480/277V, 3PH
- 200' x 284' floorplate
- 48' x 50' column spacing
- Fire sprinkler system
- LED warehouse lighting
- Dock Package
- 100% HVAC warehouse with Stickpin Insulation

BUILDING 6

3353 S. SOSSAMAN RD.

- ±33,000 SF
- ±1,660 SF office
- ±2.38 acres
- 28' clear height
- One dock-high doors
- Two grade-level doors
- ±82 parking spaces
- 1,600A 480/277V, 3PH
- 200' x 180' floorplate
- 60' x 50' column spacing
- Fire sprinkler system
- LED warehouse lighting
- Dock Package
- 100% HVAC warehouse with Stickpin Insulation

BUILDING 7

3345 S. SOSSAMAN RD.

- ±23,800 SF
- ±1,660 SF office
- ±1.80 acres
- 28' clear height
- One dock-high doors
- Two grade-level doors
- ±63 parking spaces
- 1,600A 480/277V, 3PH
- 134' x 200' floorplate
- 50' x 37' column spacing
- Fire sprinkler system
- LED warehouse lighting
- Dock Package
- 100% HVAC warehouse with Stickpin Insulation

BUILDING 8

3337 S. SOSSAMAN RD.

- ±49,552 SF
- ±1,660 SF office
- ±3.54 acres
- 28' clear height
- Three dock-high doors
- Four grade-level doors
- ±134 parking spaces
- 2,500A 480/277V, 3PH
- 152' x 326' floorplate
- 50' x 50' column spacing
- Fire sprinkler system
- LED warehouse lighting
- Dock Package
- 100% HVAC warehouse with Stickpin Insulation



WHY MESA?

WHY INDUSTRIAL HERE?

Between 2015 and 2021, Arizona's manufacturing share of Real GDP, a measure of economic output, grew from \$25.2 billion to \$32.8 billion for a rate of 30.4% — more than double the US manufacturing growth rate (14%).

Arizona has added 14,100 jobs in manufacturing over the year, a growth rate of 7.8%, more than double the US rate of 3.7%.

Arizona is ranked no.3 in the country for semiconductor manufacturing and top-5 for aerospace and defense manufacturing employment.

37TH

largest city in the US, larger than Miami, Minneapolis, and Atlanta

2ND

largest city in Phoenix-Mesa metro, 3rd largest in Arizona

1.4 M

workforce population within a 30-minute drive

INDUSTRY CONCENTRATION WITHIN A 30-MINUTE DRIVE

1,223

Manufacturing firms

66,563

Manufacturing employees

421

Transportation
warehouse firms

37,014

Transportation
warehouse employees

EDUCATION WITHIN MESA, AZ

90%

High school graduates

30%

Bachelor's degree or higher

MESA IS HOME TO NOTABLE INDUSTRIAL TENANTS

CAVU
AEROSPACE

dexcom

greenfiber

LOWE'S

mitsubishi

TRW

THE EAST VALLEY IS
NO.1
FOR AEROSPACE
MANUFACTURING



BASELINE RD

GUADALUPE RD

ELLIOT RD

WARNER RD

RAY RD

PECOS RD

GERMANN RD

POWER RD

SOSSAMAN RD

HAWES RD

ELLSWORTH RD

CRIMSON RD

SIGNAL BUTTE RD

MERIDIAN RD

IRONWOOD DR

SOSSAMAN
BUSINESS CAMPUS

**ELLIOT ROAD
TECH CORRIDOR**

**MOUNTAIN
RANCH**

**RADIANCE AT
SUPERSTITION
VISTAS**

EASTMARK

Phoenix-Mesa
Gateway
Airport



Fortune 2
E-Commerce



Fortune 5
Company



Fortune 2
E-Commerce

Fortune 50
Company





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