



PHELAN
DEVELOPMENT

OPPORTUNITY ZONE

FOR SALE/LEASE

5 BUILDINGS | 195,577 SF INDUSTRIAL COMPLEX

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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES



 **PHELAN**
DEVELOPMENT



PROPERTY FEATURES

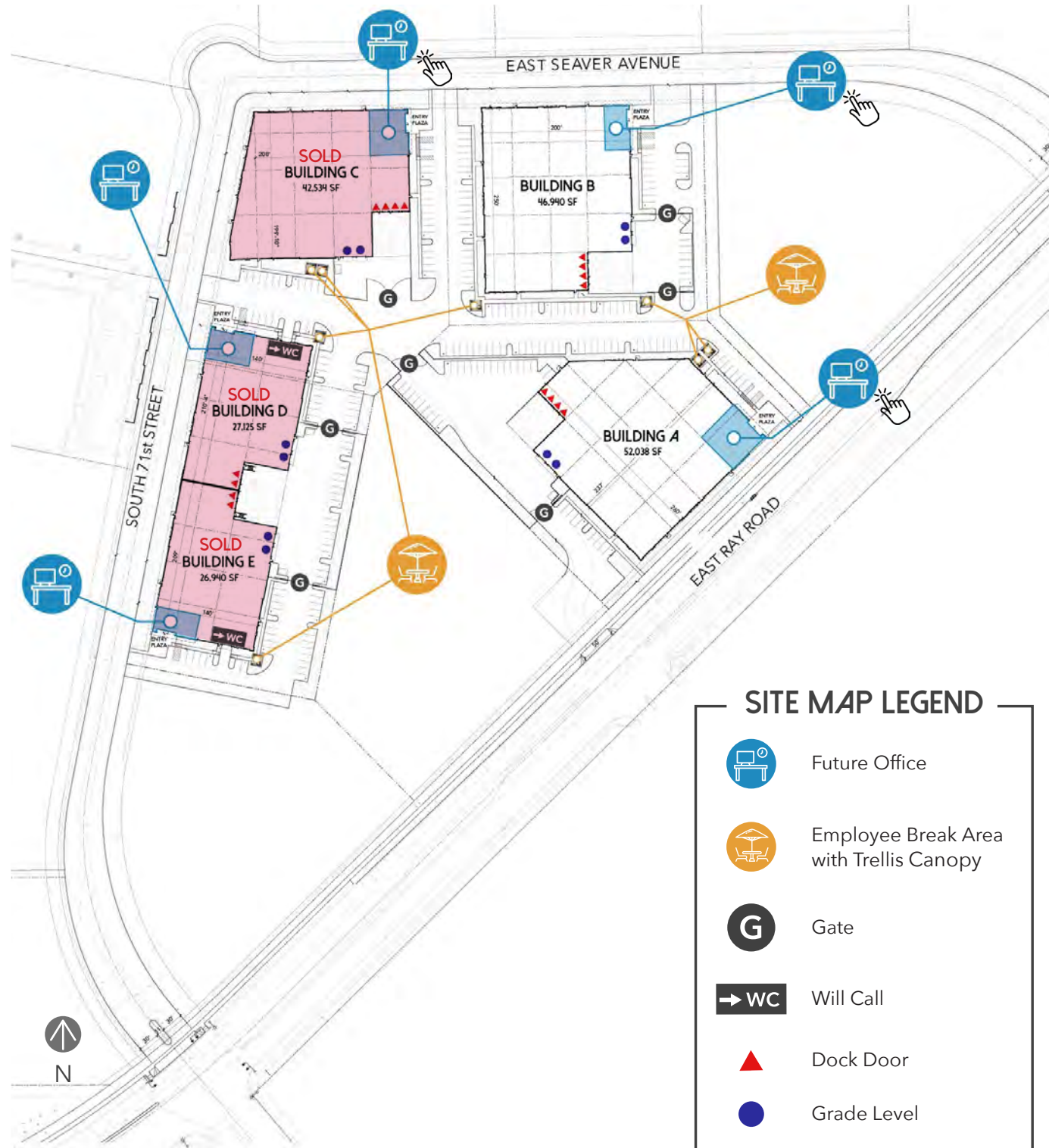
- Total Building Area: 195,577 SF (5 Total Buildings)
- New Tilt Construction
- HVAC Warehouse
- Buildings A & B Available
- Grade & Dock Loading
- 1,200 Amps, 277/480 Volt (Each Bldg.)
- Office buildout in Each Building
- Fully Secured, Gated Truck Court/ Yards
- Clear Height: 28'
- Warehouse Lighting
- R-38 Insulation
- Frontage on Ray Rd. (Bldg. A)
- ± 0.8 Miles From Loop 202 Full Diamond Interchange
- ± 0.38 Miles from Gilbert Gateway Towne Center (Shopping Mall)

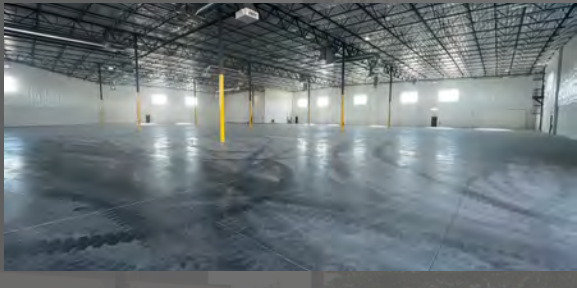
7212 E. RAY RD. MESA BUILDING A | 52,038 SF

- 2,331 SF Office
- HVAC Warehouse
- 28' Clear Height
- 1.25:1000 Parking
- 4 Dock Doors (2 Edge of Dock Levelers & 2 Bumpers)
- 2 Grade Level Doors
- R-38 Insulation
- LED Warehouse Lights (on 15' whips for optimal flexibility & location)

7157 E. SEAVER AVE. MESA BUILDING B | 46,940 SF

- 2,358 SF Office
- HVAC Warehouse
- 28' Clear Height
- 1.25:1000 Parking
- 4 Dock Doors (2 Edge of Dock Levelers & 2 Bumpers)
- 2 Grade Level Doors
- R-38 Insulation
- LED Warehouse Lights (on 15' whips for optimal flexibility & location)







CONTACT

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