# ELLIOT 96

### CLASS A INDUSTRIAL PROJECT

±25,254 - ±265,324 SF AVAILABLE FOR LEASE

SIGN

NWC ELLIOT ROAD & 96TH STREET MESA, AZ



#### SITE PLAN & BUILDING FEATURES

## <sup>ELLIOT</sup>

	Building A	Building B
Size	±124,135 SF	±141,189 SF
Divisibility	TBD	TBD
Loading	Rear Load	Rear Load
Building Depth	±160'	±180'
Clear Height	±30'	±30'
Column Spacing	50' x 52'	50' x 52'
Speed Bays	60' x 52'	60' x 52'
Dock Doors	40	40
Drive Ins		4
Power	3,600 Amps (Expandable)	3,600 Amps (Expandable)
Parking	177	221

#### **PROJECT FEATURES**



Zoning: L-I



ESFR Sprinklers



R-30 Insulat



180' Concrete Truck Court





#### LOCATION HIGHLIGHTS

#### **AREA OVERVIEW**



Located within Elliot Road Technology Corridor

Freeway access: ±0.8 Miles to Loop 202; ±2.4 Miles to Highway 60

Airport Access: ±7 miles (11 minutes) to Phoenix Mesa Gateway Airport

CALCUMPTION OF

CAVU

3

arter fiber

R ROSENDEN

LOWE'S

Easy access to local restaurants, hotels, and retail amenities



Adjacent to abundant housing

#### DEMOGRAPHICS



Population: 538,146



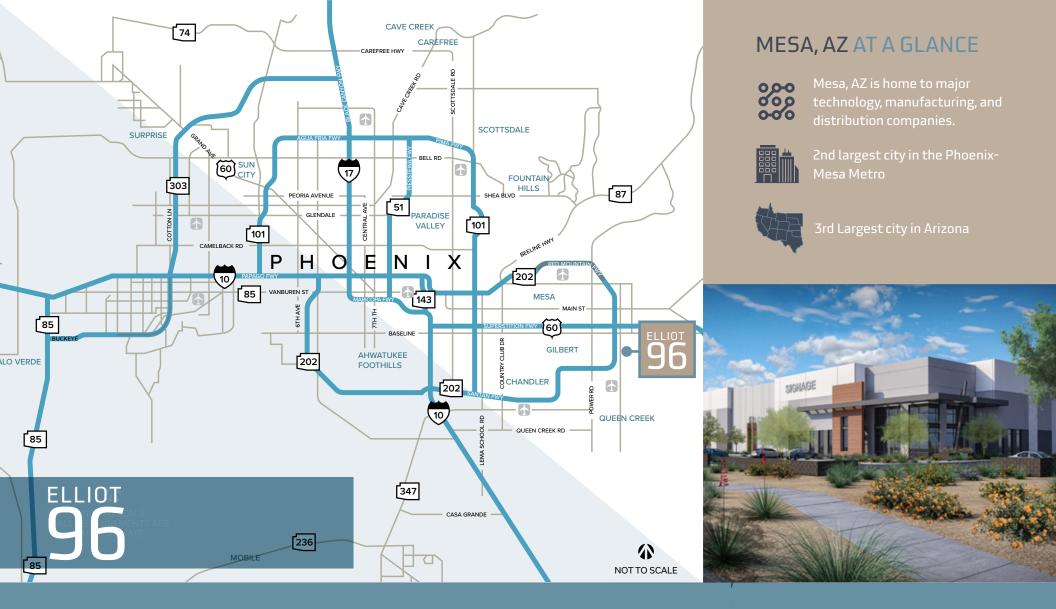
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Median Age: 35.9

Average Household income: \$77,738

Education: 38.6% of the population ages 25+ have a bachelors degree





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