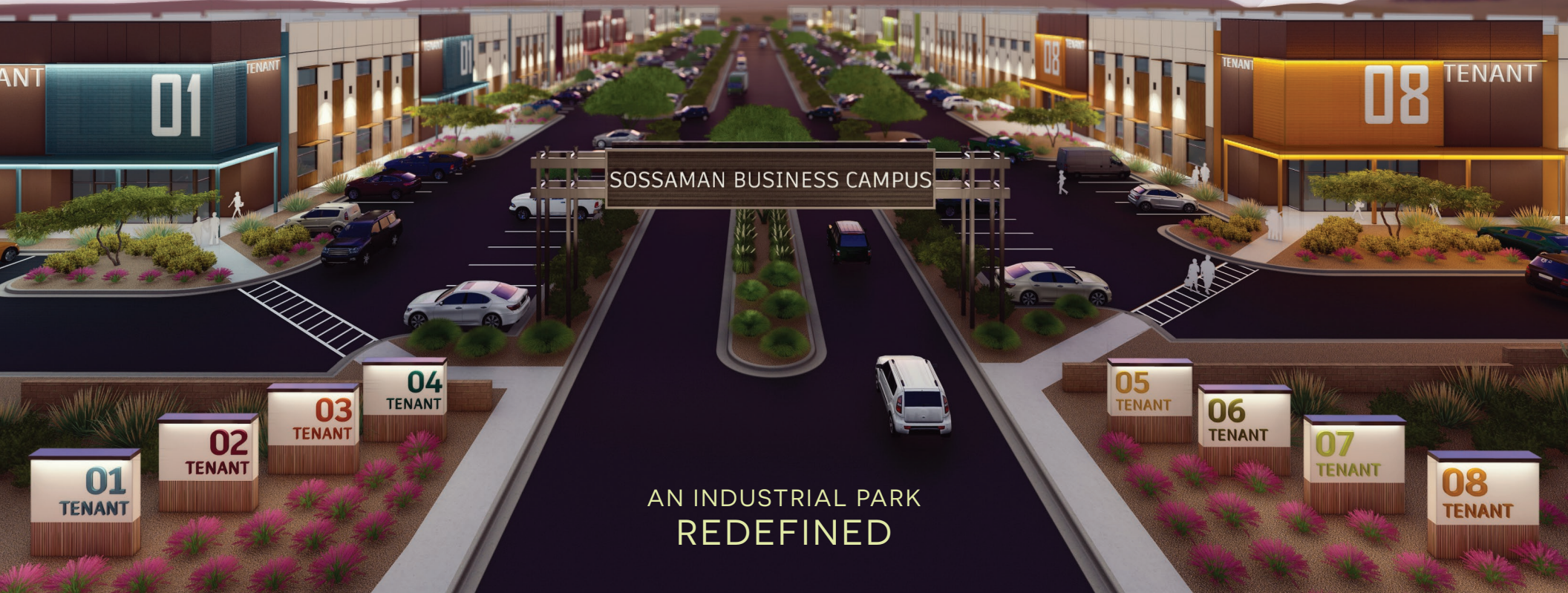




# SOSSAMAN

BUSINESS CAMPUS



AN INDUSTRIAL PARK  
REDEFINED

3327 S. Sossaman Road, Mesa, Arizona

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



SILVER CREEK  
DEVELOPMENT





# SOSSAMAN

BUSINESS CAMPUS

Welcome to an exceptional industrial project situated on Sossaman Road, perfectly positioned between Elliot Road and Guadalupe Road in the thriving technology corridor of the Southeast Valley. Its prime location, just minutes away from Loop 202 and US 60, places the campus directly across from Google's new data center and a mere 10-minute drive from Phoenix-Mesa Gateway Airport.

This development is truly one-of-a-kind, featuring eight carefully designed buildings ranging from 30,000 to 59,000 square feet. These freestanding structures not only offer enhanced security but also present an unparalleled opportunity for an ideal corporate headquarters in one of the most strategically advantageous operating locations within the Valley.

Immersed in a captivating campus-like atmosphere, the project showcases meticulous landscaping, ample parking, and convenient dock-high and grade-level loading facilities. With its attention to detail, this development embodies the essence of a dynamic industrial community.



INNOVATION UNLEASHED: REDEFINED SPACES FOR AN ELEVATED INDUSTRIAL EXPERIENCE





Sossaman Road



△ Dock-High Loading    ● Grade-level loading



## BUILDING 1

- ±37,240 SF
- ±2.90 acres
- ±93 parking spaces
- ±152' x ±245' floorplate
- ±28' clear height
- ±50' x ±50' column spacing
- Three dock-high doors
- Four grade-level doors
- Fire sprinkler system
- 1,600 amps, 480/277V, 3-phase

## BUILDING 2

- ±42,300 SF
- ±2.53 acres
- ±93 parking spaces
- ±200' x ±224' floorplate
- ±28' clear height
- ±50' x ±58' column spacing
- Three dock-high doors
- Four grade-level doors
- Fire sprinkler system
- 2,000 amps, 480/277V, 3-phase

## BUILDING 3

- ±29,800 SF
- ±2.24 acres
- ±73 parking spaces
- ±164' x ±200' floorplate
- ±28' clear height
- ±48' x ±50' column spacing
- One dock-high door
- Two grade-level doors
- Fire sprinkler system
- 1,600 amps, 480/277V, 3-phase

## BUILDING 4

- ±59,000 SF
- ±4.41 acres
- ±145 parking spaces
- ±200' x ±300' floorplate
- ±28' clear height
- ±50' x ±50' column spacing
- Four dock-high doors
- Four grade-level doors
- Fire sprinkler system
- 2,500 amps, 480/277V, 3-phase





## BUILDING 5

- ±55,800 SF
- ±4.34 acres
- ±131 parking spaces
- ±200' x ±284' floorplate
- ±28' clear height
- ±48' x ±50' column spacing
- Four dock-high doors
- Four grade-level doors
- Fire sprinkler system
- 2,500 amps, 480/277V, 3-phase

## BUILDING 6

- ±33,000 SF
- ±2.38 acres
- ±82 parking spaces
- ±180' x ±200' floorplate
- ±28' clear height
- ±50' x ±56' column spacing
- One dock-high doors
- Two grade-level doors
- Fire sprinkler system
- 1,600 amps, 480/277V, 3-phase

## BUILDING 7

- ±23,800 SF
- ±1.80 acres
- ±63 parking spaces
- ±134' x ±200' floorplate
- ±28' clear height
- ±50' x ±66' column spacing
- One dock-high doors
- Two grade-level doors
- Fire sprinkler system
- 1,600 amps, 480/277V, 3-phase

## BUILDING 8

- ±49,552 SF
- ±3.54 acres
- ±134 parking spaces
- ±152' x ±326' floorplate
- ±28' clear height
- ±50' x ±50' column spacing
- Three dock-high doors
- Four grade-level doors
- Fire sprinkler system
- 2,500 amps, 480/277V, 3-phase





# 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.

### 37<sup>TH</sup>

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

### 2<sup>ND</sup>

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



dexcom

greenfiber



TRW

THE EAST VALLEY IS

### NO.1

FOR AEROSPACE  
MANUFACTURING





BASELINE RD

GUADALUPE RD

ELLIOT RD

WARNER RD

RAY RD

POWER RD

SOSSAMAN RD

HAWES RD

ELLSWORTH RD

CRIMSON RD

SIGNAL BUTTE RD

MERIDIAN RD

IRONWOOD DR

202

60

24



ELLIOT ROAD TECH CENTER

MOUNTAIN RANCH

EASTMARK

RADIANCE AT SUPERSTITION VISTAS



ASU ARIZONA STATE UNIVERSITY POLYTECHNIC CAMPUS

PECOS RD

GERMANN RD



Fortune 2 E-Commerce



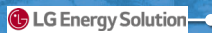
Fortune 5 Company

Fortune 2 E-Commerce

Fortune 50 Company



FUJIFILM







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