

# GATEWAY GRAND

PHASE 1 ±537,429 SF  
PHASE 2 ±1,095,961 SF

PHASE 1  
AVAILABLE FOR LEASE OR SALE

 [GATEWAYGRANDMESA.COM](http://GATEWAYGRANDMESA.COM)

## 3 Building Industrial Park

7852 & 8016 E Pecos Rd, Mesa AZ

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**VIEW OUR PROPERTY VIDEO!**

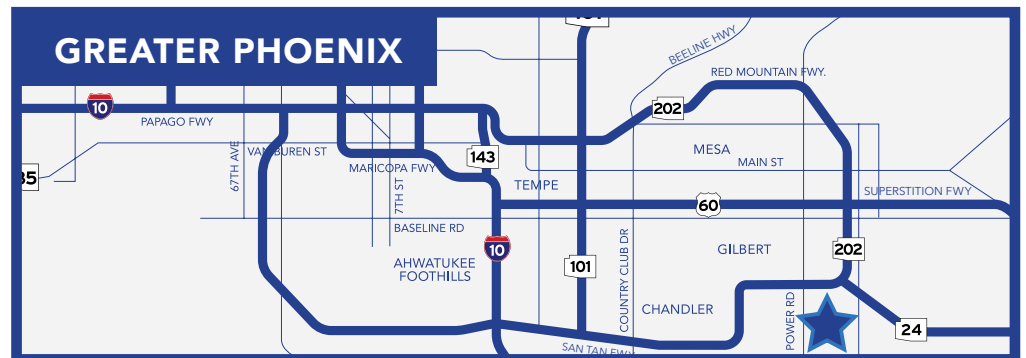
**GATEWAY  
GRAND**

### PHASE 1: BUILDING B

- Size:** ±537,429 SF
- Clear Height:** 40'
- Loading:** 98 Dock Doors  
(Per Building) 4 Grade Level Doors
- Power:** 3600 A 277/480V (Expandable)
- Zoning:** PAD
- Building Dimensions:** 500' x 1025'6"
- Column Spacing:** 60'x60'  
70' Speed Bay
- Slab Thickness:** 7" Reinforced (dowel baskets)  
at control joints 100%
- Roof Load:** Forthcoming
- FF/FL:** (B) 74.31/51.80, (C) 74.51/63.20

### PHASE 2: BUILDING A

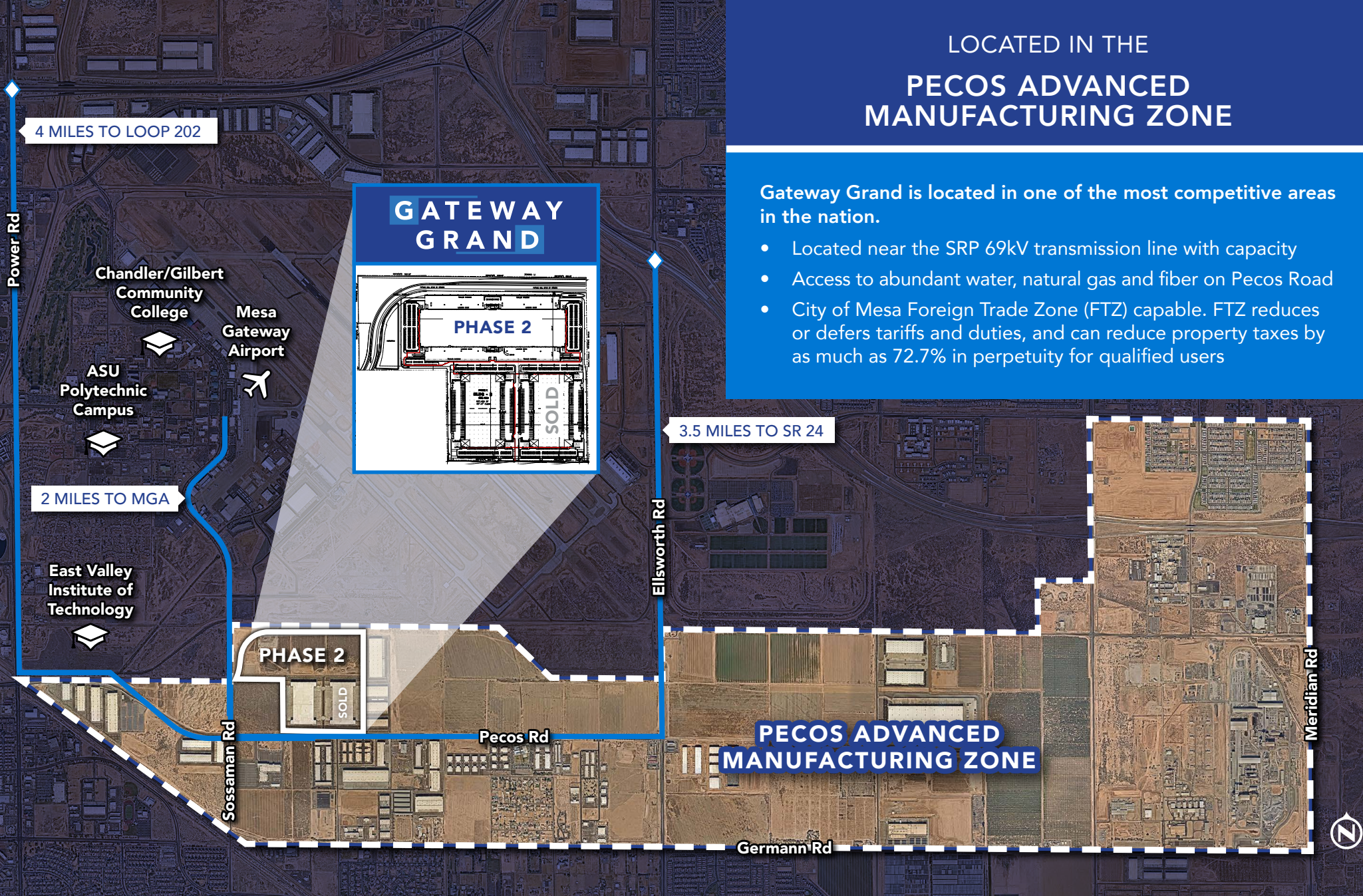
- Size:** ±1,095,961 SF
- Clear Height:** 40'
- Loading:** 192 Dock Doors  
8 Grade Level
- Power:** 3600 A 277/480V (Expandable)
- Zoning:** PAD
- Building Dimensions:** 2048'6" x 531'
- Column Spacing:** 60'x60'  
70' Speed Bay
- Slab Thickness:** 7" Reinforced Over 4" ABC



LOCATED IN THE  
**PECOS ADVANCED  
MANUFACTURING ZONE**

Gateway Grand 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



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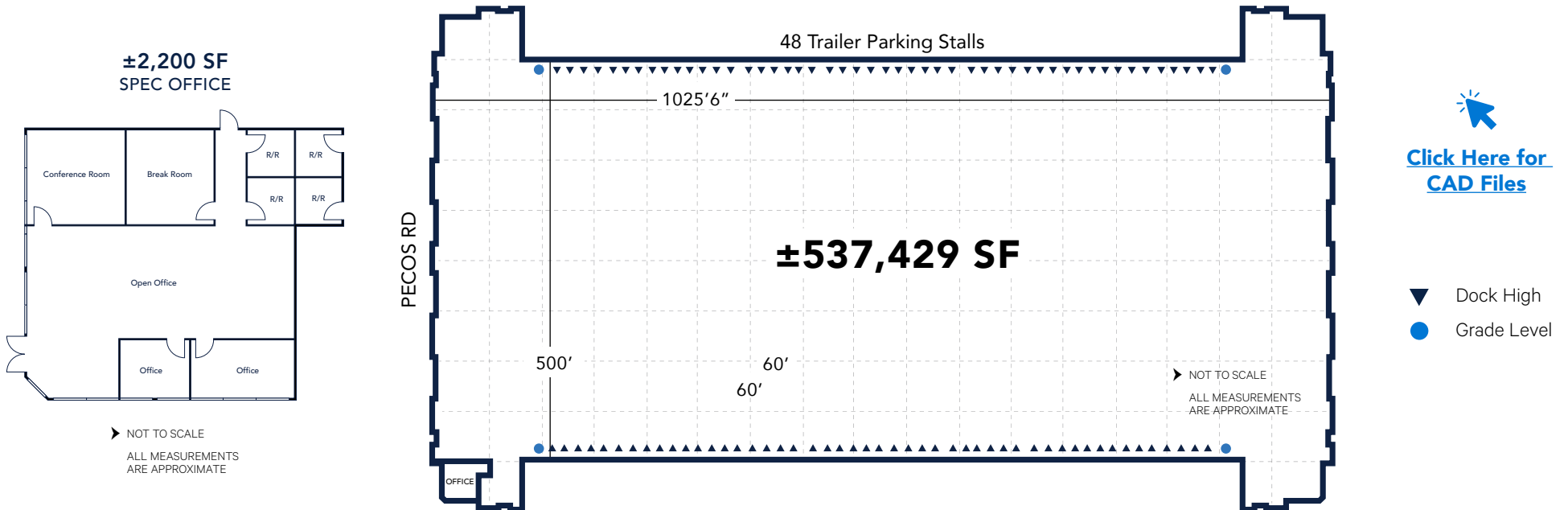
# BUILDING B:

AVAILABLE FOR LEASE OR SALE WITH 100% HVAC

# PHASE I

**Size:** ±537,429 SF  
**Address:** 7852 E Pecos Rd, Mesa AZ  
**Building Dimensions:** 1,025'6" x 500'  
**Clear Height:** 40'  
**Loading:** 98 Dock  
4 Grade Level  
**Power:** 3600 A 277/480V  
(Expandable to an additional 3600A)

**Zoning:** PAD  
**Column Spacing:** 60' x 60'  
70' Speed Bay  
**Slab Thickness:** 7" Reinforced (dowel baskets)  
at control joints 100%  
**Sprinkler:** ESFR  
**Office:** Spec, ±2,200 SF  
**Parking:** 518 Spaces



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# BUILDING A:

BTS OPPORTUNITIES & RAIL CAPABLE

# PHASE II

**Size:** ±1,095,961 SF  
**Clear Height:** 40'  
**Loading:** 192 Dock  
4 Grade Level  
**Power:** 3600 A 277/480V  
(Expandable to an additional 3600A)  
**Zoning:** PAD

**Building Dimensions:** 2051'6"x574'  
**Column Spacing:** 60'x60'  
70' Speed Bay  
**Slab Thickness:** 7" Unreinforced Over 4" ABC  
**Sprinkler:** ESFR  
**Office:** Spec, ±2,000 SF  
**Parking:** 843 Spaces

NEC Sossaman and Pecos Rd. Mesa, AZ



▼ Dock High  
● Grade Level

▲ NOT TO SCALE  
ALL MEASUREMENTS  
ARE APPROXIMATE

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8016



For more information, please contact

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