

MULTI-TENANT INDUSTRIAL

7421

S 89TH PLACE, MESA, AZ

FOR LEASE



ECHO WEST

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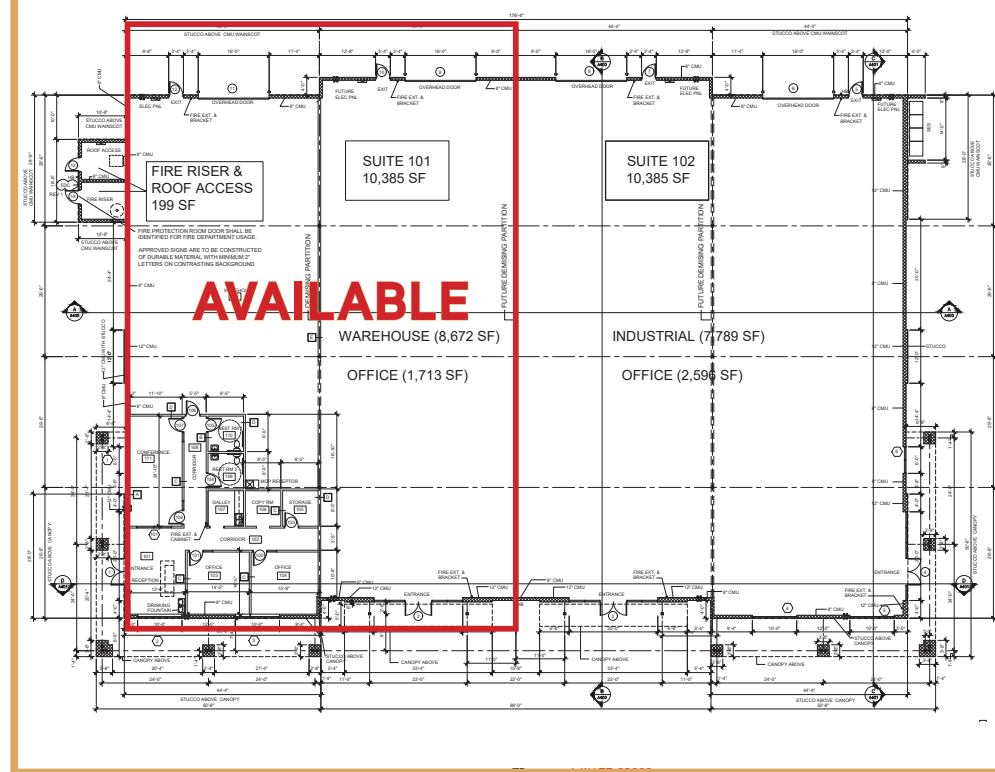
7421 SOUTH 89TH PLACE MESA, AZ 85212

BUILDING SUMMARY

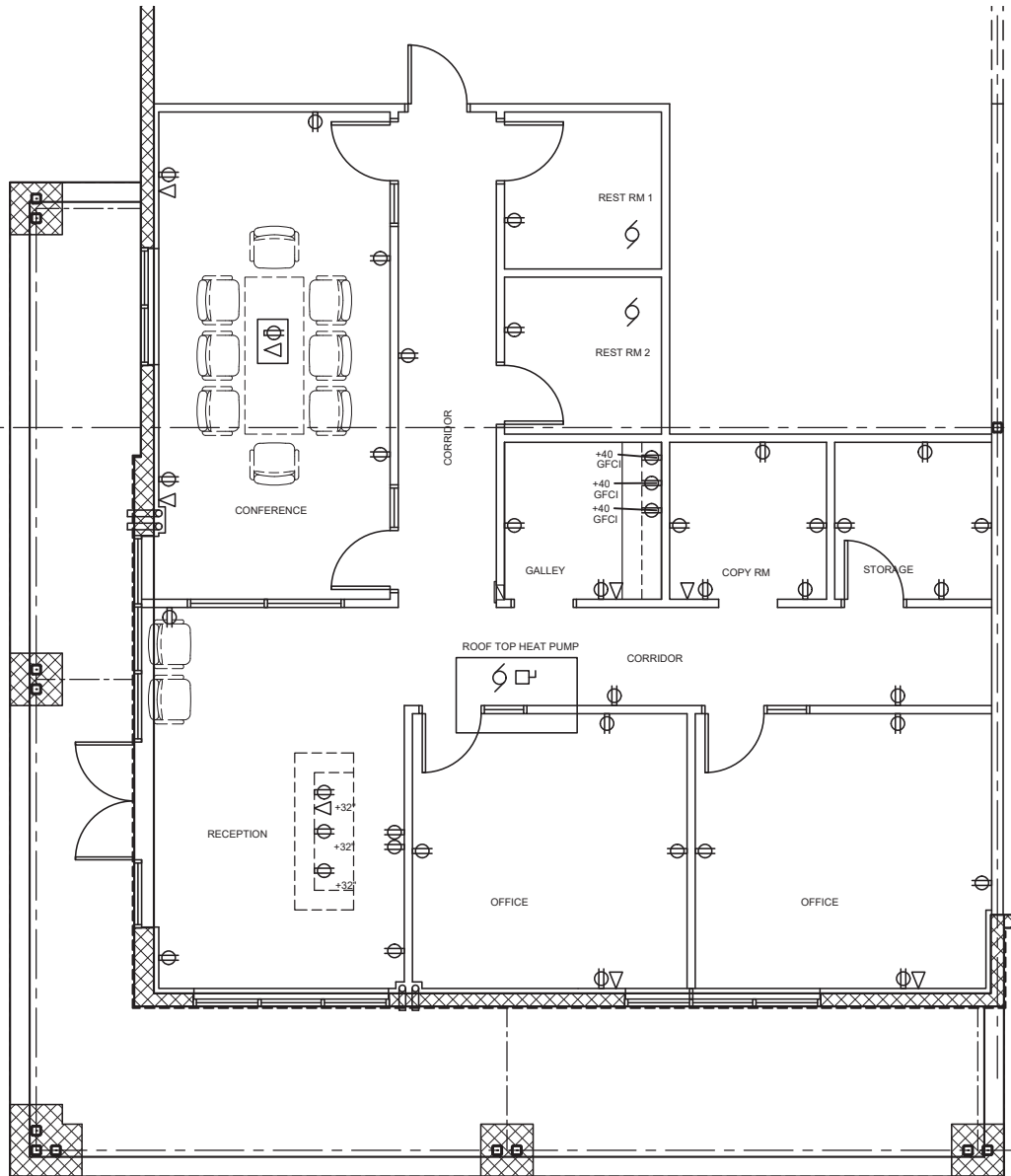
Suite Available	Suite #101
Available Square Footage	10,385 SF
Clear Height	16'
Drive Ins	Two 16'w x 14'h grade level doors
Power	400 Amps expandable to 800 3-phase 120 / 208v
Year Built	2024

PROPERTY HIGHLIGHTS

- *Functional industrial space in Southeast Mesa*
- *New construction with quality finishes*
- *Convenient access to Phoenix-Mesa Gateway Airport with immediate access to Loop 202 and SR 24*
- *Located in the growing Mesa Gateway industrial corridor*
- *Excellent access to the greater Phoenix metro*
- *Surrounded by major manufacturing, logistics and employment users*



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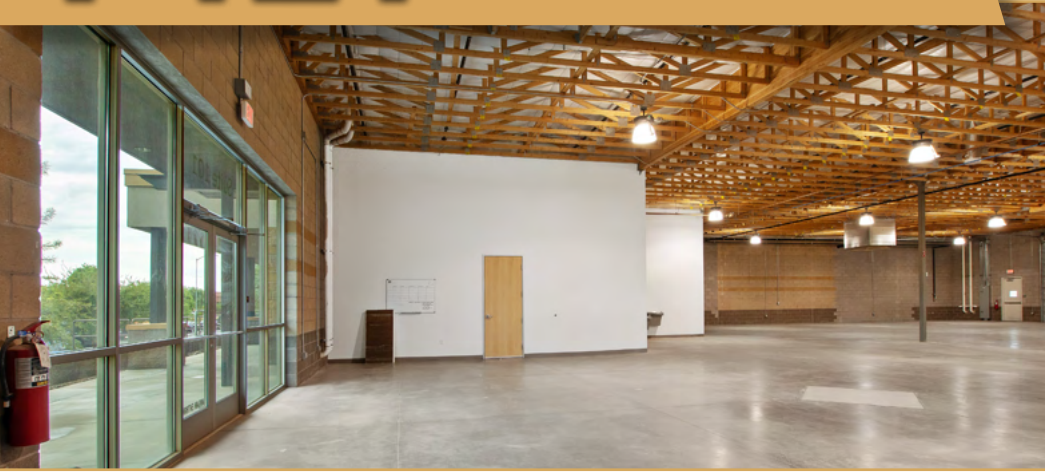
EFFICIENT LAYOUT WITH:

- 1,713 SF Office Space
- 2 Executive Offices
- Dedicated Conference Room
- Kitchenette
- Reception Area
- Copy/Supply Area

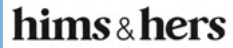


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PHOENIX-MESA GATEWAY AIRPORT



- Phoenix-Mesa Gateway Airport experienced its **busiest year on record in 2025**, serving more than **2 million passengers**.
- The airport generates an estimated **\$1.8 billion in annual economic impact**, supporting **10,000+ jobs across 70+ companies**.
- Situated on a **3,000-acre campus**, Gateway Airport serves as a major economic and employment anchor for Southeast Mesa and the broader East Valley.
- The surrounding Gateway area has emerged as one of the region's most active **aerospace, advanced manufacturing, logistics, and industrial corridors**.
- The area benefits from exceptional regional connectivity via **Loop 202, SR 24, Phoenix-Mesa Gateway Airport, and Union Pacific rail infrastructure**, providing access to air, freeway, and rail transportation.

KEY INDUSTRY & DEVELOPMENT DRIVERS

ADVANCED MANUFACTURING & TECHNOLOGY – The Gateway area continues to attract significant advanced manufacturing and technology investment. XNRGY Climate Systems opened a 275,000 SF manufacturing facility at Gateway East and is expanding with a second 330,000 SF facility, further establishing the area as a growing advanced manufacturing hub.

INDUSTRIAL & LOGISTICS DEVELOPMENT – Institutional development continues throughout the Gateway submarket. **The Cubes at Mesa Gateway**, a 268-acre development by CRG, is planned for up to **4 million SF** of speculative and build-to-suit industrial space. Amazon has also continued to expand its presence near Gateway Airport, adding approximately **1.6 million SF** in Q4 2025.

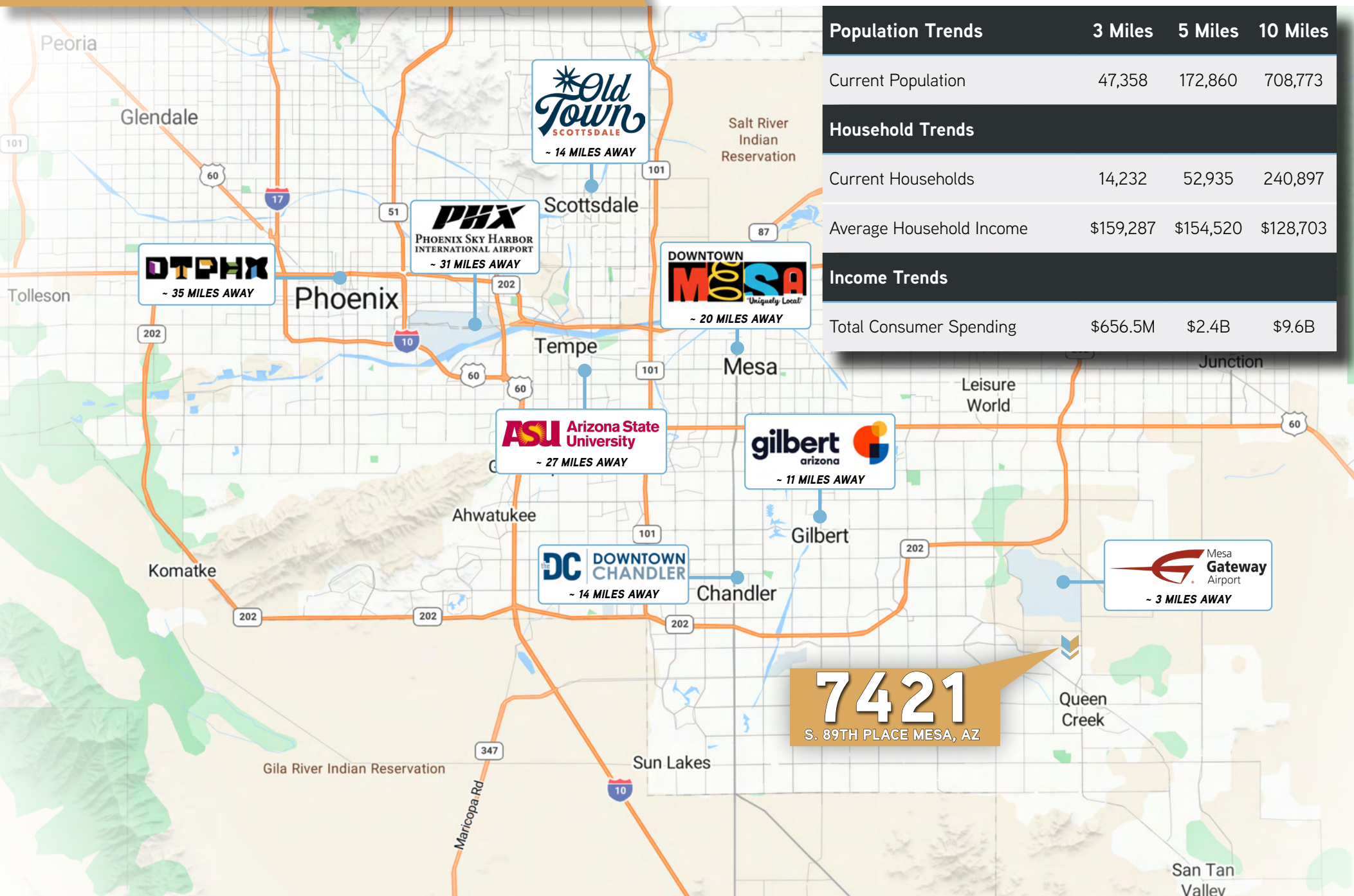
DEEP EAST VALLEY WORKFORCE – Mesa provides access to a workforce population of approximately **1.3 million people within a 30-minute drive**, with more than 44% holding an associate degree or higher. Nearby ASU Polytechnic Campus and Embry-Riddle Aeronautical University further support the area with university connected talent and specialized programs aligned with the region's aerospace, technology, and advanced manufacturing industries.

\$1.8 BILLION
Annual Economic
Impact to Mesa

10,000+ JOBS
Supported by the
Mesa-Gateway Airport



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Population Trends

3 Miles

5 Miles

10 Miles

Current Population

47,358

172,860

708,773

Household Trends

Current Households

14,232

52,935

240,897

Average Household Income

\$159,287

\$154,520

\$128,703

Income Trends

Total Consumer Spending

\$656.5M

\$2.4B

\$9.6B



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