

# TAILWINDS

AT GATEWAY

**AVAILABLE FOR SUBLEASE**  
8029 E Pecos Rd Ste 105 | Mesa, AZ

**A/C COOLED WAREHOUSES**



**2,354 SF Class A Flex Industrial Suite**



**COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected. CORFAC INTERNATIONAL



**CONSTRUCTION COMPLETED MARCH 2023**



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### Property Features

Project Size	±173,000 SF
Location	SEC E Pecos Rd & S 80th St
Signage	Available
Sprinkler	ESFR
Suite Range	±2,286 SF - ±27,833 SF
Zoning	LI w EO/GI overlay (PREOZ)
Clear Height	22'
Loading	12' x 14' Grade Level Doors
<b>All A/C Cooled Warehouses</b>	
Roof	Steel Deck w/ Steel Wide Flange Beams
Slab	6" Slab, 3,500 PSI Over 4" AB
Power (SRP)	Heavy Power Per Bay
Water/Sewer	City of Mesa

### Location Benefits

- Pecos Advanced Manufacturing Zone
- Opportunity Zone ([Click here](#))
- Near Mesa Gateway Airport
- Minutes to Loop 202 Freeway



### Exclusive Contacts:

THE **LEROY BREINHOLT**  
TEAM

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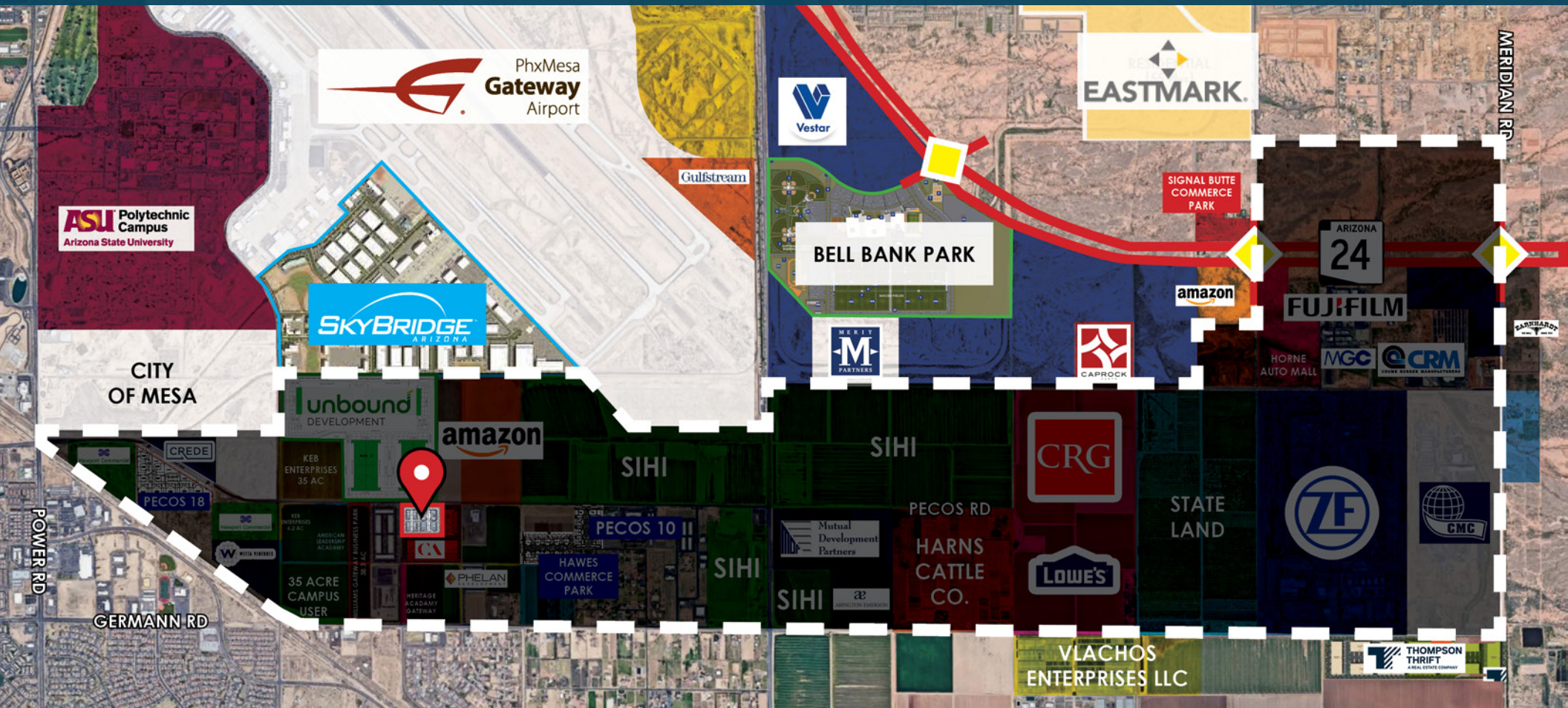
# PECOS ADVANCED MANUFACTURING ZONE

**Streamlined Entitlement Process** – The City of Mesa created the Pecos Advanced Manufacturing Zone, allowing General Industrial uses the opportunity to avoid public hearings, enabling approvals as fast as a few weeks as opposed to as long as six months.

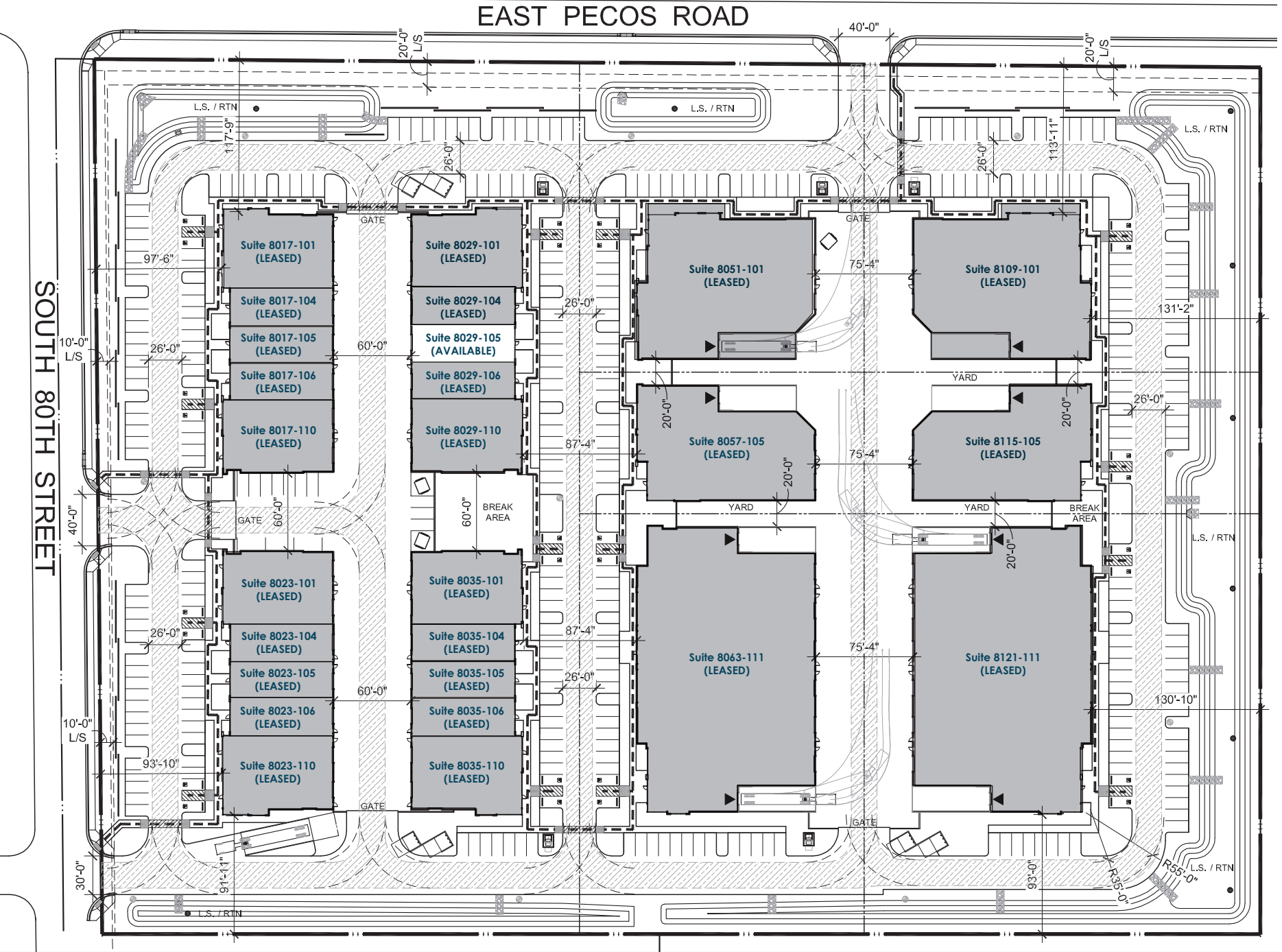
**Mesa Foreign Trade Zone** – One of the most competitive in the nation, the Mesa FTZ can reduce or defer tariffs and duties and can reduce property taxes by as much as 72.9% in perpetuity for qualified users.

**Pecos Advanced Manufacturing Zone** – This zoning allows a multitude of uses including general industrial. It helps streamline the process for competitive power, water, natural gas, and fiber access for your business.

**Opportunity Zone** – Economically distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. You can take advantage of these tax incentives even if you don't live, work, or have an existing business in a Qualified Opportunity Zones. All you need to do is invest the amount of a recognized eligible gain in a Qualified Opportunity Fund and elect to defer the tax on that gain.





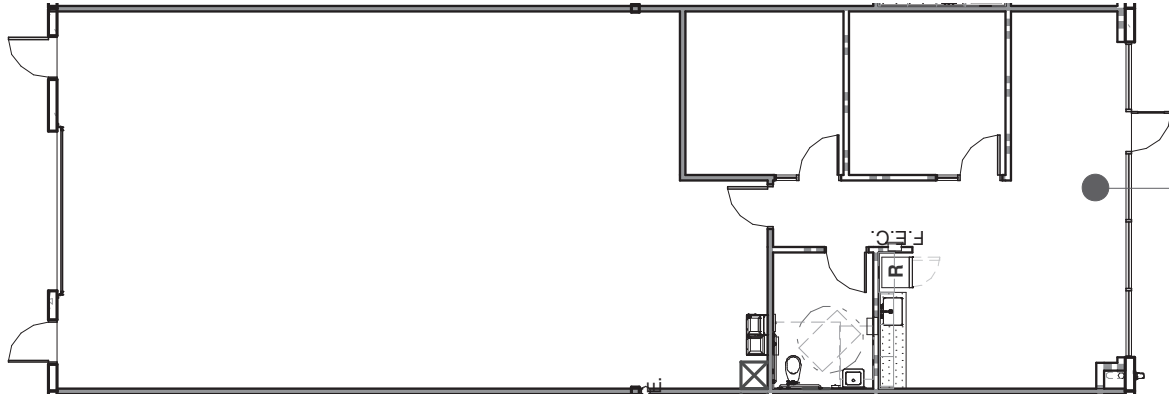
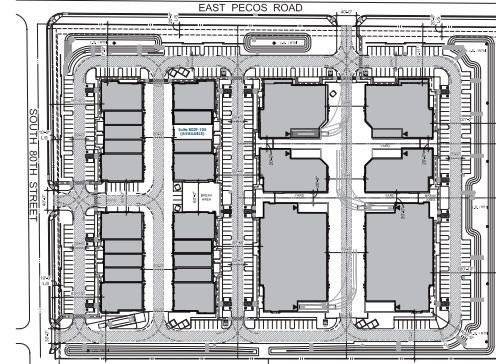


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### Building 2 Ste 105

- $\pm 2,354$  SF ( $\pm 867$  SF Office)
- 200-400A, 277/480V per bay
- Large Bay Overhead Doors (12' x 14')
- Truckwell
- A/C Cooled Warehouse



SUITE 105  
867 SF OFFICE  
1,487 SF WAREHOUSE  
2,354 SF TOTAL

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