

ATLAS EXCHANGE

Ground-Up Development Options
From 50,000 - 90,000 SF

COMING SOON

- Build-to-suit
- Buildings for lease or sale
- Lots for sale



4140 S Signal Butte Road, Mesa, AZ 85212

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WHERE YOUR BUSINESS STANDS OUT,
STANDS ALONE, AND STANDS FOR
THE FUTURE OF INDUSTRY.



Highlights Include

- Ground-up development, build-to-suit, and sale or lease options from 50,000 to 90,000 SF
- Unique stand-alone building designs
- Fully concrete truck court and yard areas
- Amenity rich park design
- Low coverage offering:
 - Additional storage yards
 - Parking areas
 - Trailer parking options
 - Product storage

REDEFINING INDUSTRIAL SPACE

ATLAS Exchange presents a groundbreaking concept in industrial real estate development, featuring four standalone buildings within a cohesive environment. This innovative park caters to tenants seeking full-building occupancy, providing an unparalleled opportunity to establish a unique corporate presence. The project features low coverage building design, with each site benefiting from a large multi-acre private, secured outdoor storage yard. This modern approach allows tenants to enjoy the advantages of a larger park setting while maintaining the privacy of enclosed operations.

The amenity-rich environment goes beyond traditional industrial offerings, incorporating carefully curated features such as ramadas, pickleball courts, and auxiliary facilities. These unique elements, combined with striking architectural design, create an industrial space that's both functional and visually appealing. *ATLAS Exchange sets a new standard for industrial aesthetics, reimagining the industrial landscape to meet the evolving needs of modern businesses.*

DISTINCT BY DESIGN



Building Specifications

Building	Construction	Building SF	Office SF	Clear height	Grade level doors	Dock high doors	Power	Building dimensions	Total site area	Truck yard / storage	Auto parking
A	For Sale or BTS	90,000	5,000	32'	4	18	TBD	500' x 180'	12.20 ac	5.69 ac	182
B	Spec	75,000	7,500	32'	6	12	TBD	416' x 180'	10.95 ac	5.0 ac	152
C	Lease Pending	49,950	7,500	32'	5	1	TBD	150' x 333'	10.29 ac	6.05 ac	100
D	LEASED	39,995	5,616	24'	2	2	TBD	178' x 225'	-	1.26 ac	107

CORPORATE NEIGHBORS



Location Highlights

- ±3 miles from Loop 202 via Signal Butte Road and Elliot Road
- ±3 miles from US 60
- ±3 miles from SR 24
- Adjacent to the ±3,200-acre Eastmark Master Planned Community
- Proximity to ASU Polytechnic Campus, East Valley Institute of Technology, and Maricopa Community College East Valley Campus



±7 miles
±15 minutes



±28.5 miles
±30 minutes

Area Demographics

	10 Min Radius	20 Min Radius	30 Min Radius
2024 Population	81,991	589,993	1,570,047
2024 Labor Force	41,807	293,267	844,516
2024 Median Household Income	\$113,989	\$92,920	\$92,046

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