

Mesa
Gateway Airport



PHELAN PECOS CENTER II

MESA GATEWAY AIRPORT AREA

LAND AVAILABLE FOR SALE

8459 E Pecos Rd, Mesa 85212

±9 ACRES

Pecos Rd

Hawes Rd

NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE

Jackie Orcutt, SIOR

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CBRE

 **PHELAN**
DEVELOPMENT

LAND AVAILABLE FOR SALE



Size:	±9.0384 Acres
Address:	8459 E Pecos Road, Mesa
Parcel #:	304-62-008J
Zoning:	LI
Water Line:	Located in Hawes Rd 8" Public line
Sewer Line:	Located in Hawes Rd 12" Public line
Southwest Gas Line:	Located in Pecos Rd 4" Main line
Existing Offsites:	1/2 road improvements (paving curb, gutter, sidewalk, streetlights & utility connections) in both Hawes and Pecos Rds.



PHELAN PECOS CENTER II

Germann Rd





MESA, ARIZONA

3rd Largest City
in Arizona

512,000
Mesa Population

5,243
ASU Polytechnic
Students

20,000
Williams Campus of Chandler
Gilbert Community College
Students

41
East Valley Institute
High School
Undergraduates

SOURCE: MESAAZ.GOV



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CBRE

PHELAN
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