

Mesa
Gateway Airport



PHELAN PECOS CENTER II

MESA GATEWAY AIRPORT AREA

LAND AVAILABLE FOR SALE

8459 E Pecos Rd, Mesa 85212

Pecos Rd

±9 ACRES

Hawes Rd



NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE

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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



NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE



202

dexcom

ASU
POLYTECHNIC
CAMPUS

TEMCO
LOGISTICS

Mesa Gateway Airport

hims & hers

MAGNA
Hilo Medical

ANGLW
SOUTHERN CROSS
AIRCRAFT
Karat

WATSON
GLOVES

Cyclic Materials

Ellis & Co.
Building Integrity

LOWE'S

LG Energy Solution

Sysco

Safelite

Meta

Apple

QUANTUM INDUSTRIAL DISTRIBUTION
NELLIS AUCTION
HYUNDAI

Gulfstream

24

PHELAN PECOS CENTER II
MESA GATEWAY AIRPORT AREA

Signal Butte Rd

Elsworth Rd

Pecos Rd

Germann Rd

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**LOCATED IN THE PECOS
ADVANCED MANUFACTURING ZONE
& AN OPPORTUNITY ZONE**

The Phelan Pecos Center II is located in one of the fastest growing areas in the nation.

- Located near the SRP 69kV transmission line with capacity
- Access to abundant water, natural gas and fiber in Pecos Rd
- 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

5 MILES TO LOOP 202

202

4 MILES TO AZ-24

24

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PHELAN PECOS CENTER II

±9 ACRES

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**MESA,
ARIZONA**

3rd Largest City
in Arizona

512,000

Mesa Population

5,243

ASU Polytechnic
Students

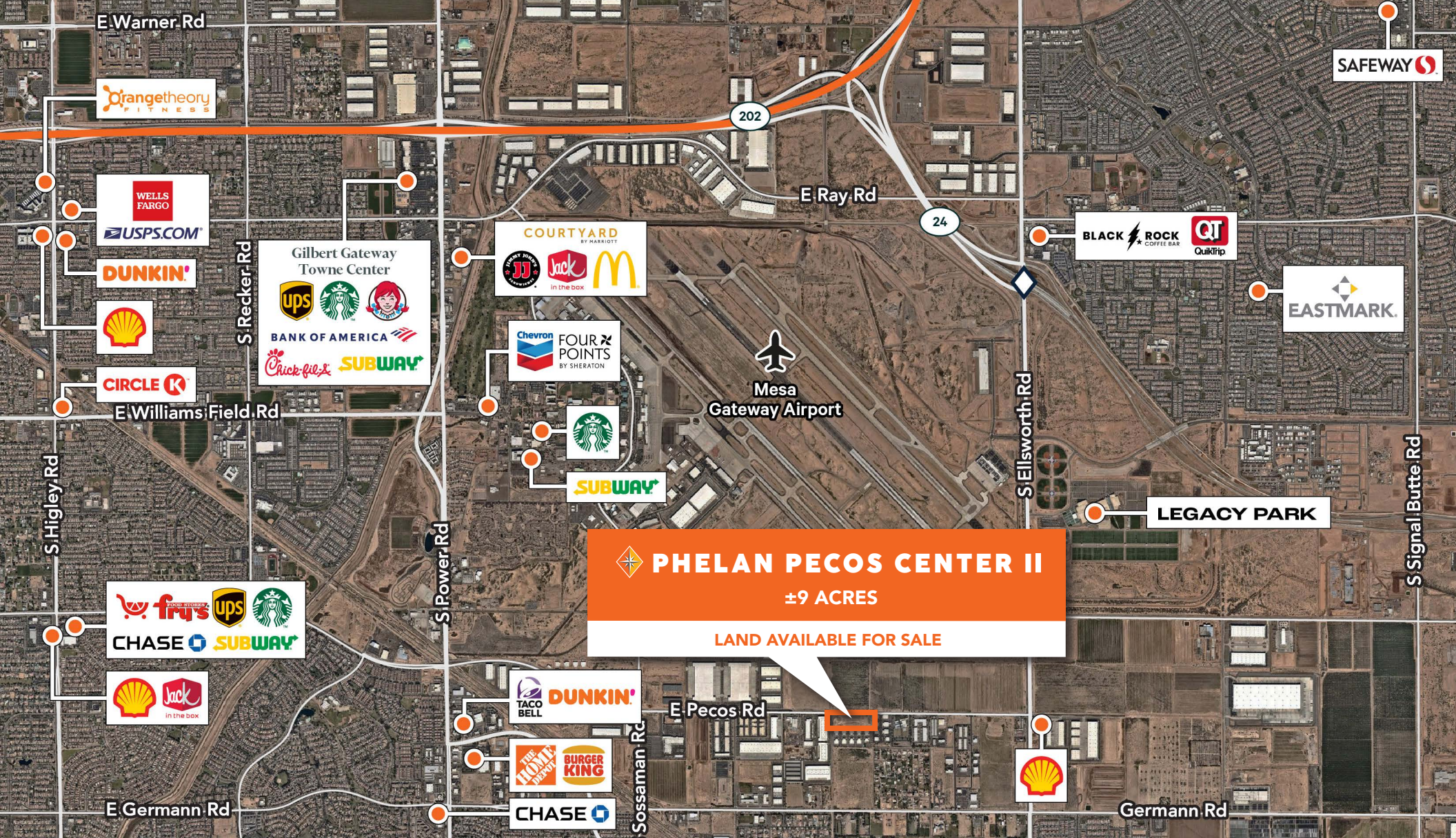
20,000

Williams Campus of Chandler
Gilbert Community College
Students

41

East Valley Institute
High School
Undergraduates

SOURCE: MESAAZ.GOV



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