

HAWES COMMERCE PARK

7303 S HAWES RD. | MESA, ARIZONA 85212

DEVELOPED BY:





5

RESERVED
PARKING
HANDICAPPED
PEOPLE OR PEOPLE
WITH
VAN
ACCESSIBLE

Property Summary

Hawes Commerce Park is strategically designed and built to be the highest quality, small-medium bay industrial construction, allowing for total flexibility to the tenant's needs.

Adjacent to Phoenix-Mesa Gateway Airport and minutes from Arizona State University-Polytechnic Campus and the Loop 202 Freeway, Hawes Commerce Park is in a quickly growing submarket both residentially and commercially.



8,067 - 16,204 SF

Unit Size Ranges



Secured

Yards



12' x 14'

Grade Level Loading



277/480V

Power



Light Industrial

City of Mesa Zoning



18'

Clear Height



A/C Spaces

Fully Air-Conditioned



±12.52 Acres

Lot Size



Ingress/Egress

Pecos Rd



2024

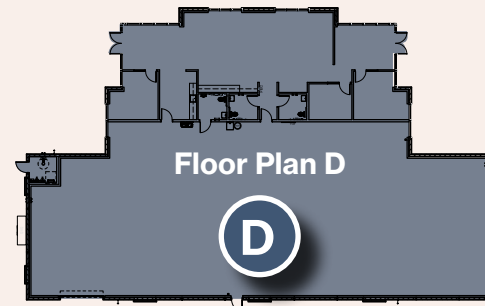
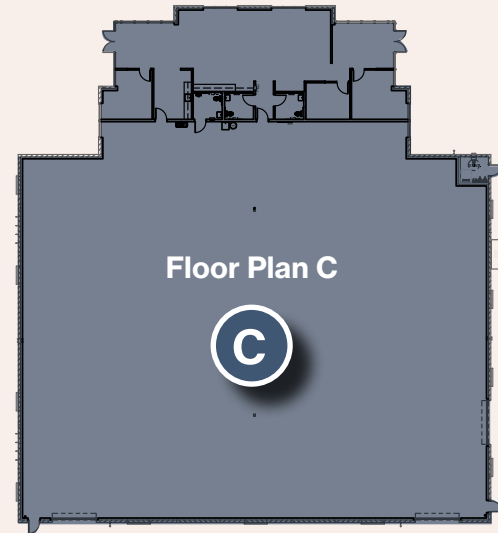
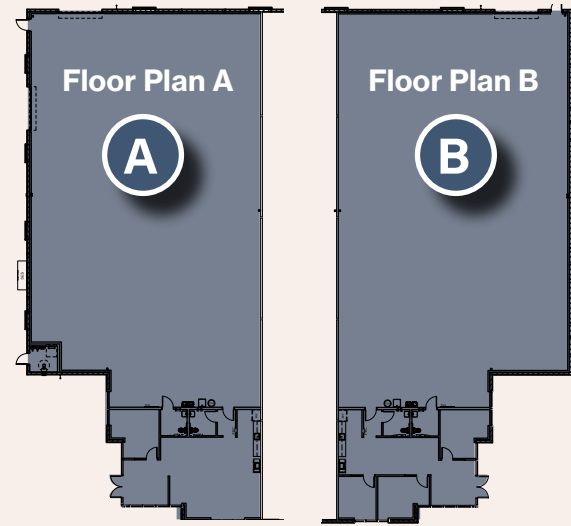
New Construction





FUTURE S HAWES ROAD

UNIT #	TOTAL SF	YARD SF
101	16,204	16,310
107	8,137	11,641
110	8,067	11,831
113	8,067	12,019
116	8,137	12,207
119	8,067	12,398
122	8,137	12,585
125	8,434	17,081
131	8,143	3,406
134	8,067	9,164
137	8,137	9,347
140	8,067	9,535
143	8,067	9,725
146	8,137	9,915
149	8,067	10,100
152	8,137	10,287
155	16,210	14,932
Total	154,282	192,483



Southeast Valley Economic Drivers



SkyBridge Arizona

SkyBridge is a game-changing, 435-acre multi-use gateway development home to an expedited, joint U.S.-Mexico Customs inspections facility. Strategically located in the rapidly growing, greater Phoenix area, SkyBridge promises businesses more efficiency and more connections with fewer steps.



Meta Platforms Data Center

Online social media giant Meta Platforms, parent of Facebook, announced an expansion of its Mesa Data Center, with plans to add three new buildings that will increase the campus to five buildings with more than 2.5 million square feet of space. This expansion will raise Meta's investment in Arizona to more than \$1 billion and eventually will be home to more than 200 jobs, along with 2,000 construction workers, an increase from 500 construction jobs announced previously. The complex is scheduled for completion in 2026.



LG Battery Plant

LG Energy Solution said it will quadruple its initial budget for a battery manufacturing plant in Queen Creek and now plans to spend \$5.5 billion for the project, which will create thousands of jobs and could become the largest stand-alone battery complex in North America.

The complex will consist of two manufacturing facilities, one for cylindrical batteries for electric vehicles and another for lithium iron phosphate batteries for energy storage systems. Production is expected to start in 2025.



Apple Data Center

Apple Inc. will establish a command center for its global data networks in Mesa, promising to invest \$2 billion over 10 years. The east Mesa center is expected to create 150 full-time Apple jobs and could generate up to 500 construction and trade jobs. As part of the deal, Apple is expected to build and finance solar projects that provide enough energy to power more than 14,000 Arizona homes.



Amazon's New Storage and Distribution Center

Amazon's new 1.2 million-square-foot facility in Mesa, Arizona is its largest distribution center in the nation. The "storage and distribution center," the first of its kind in the state, promises to make remote shopping a little easier for people throughout metro Phoenix. The company has more than 33,000 full and part-time employees, 17 "fulfillment and sorting centers", and 13 "delivery stations" in Arizona.



Google Data Center

The facility is planned on 187 acres of farmland on the northwest corner of Elliot and Sossaman roads. It will join five other planned or existing data centers in the Elliot Road Technology Corridor.

Construction is expected to begin within the next five years, with the first 250,000 square feet in place by July 2025. Google is expected to spend \$1 billion to build 750,000 square feet by July 2029.



ELLIOT ROAD TECH CORRIDOR

Legend

- Corporate Tenants
- Amenities
- Residence
- Arizona State University

amazon

Google

Dynalectric
An EMCOR Company

niagara



Dexcom
ELECTRA MECCANICA
FUJIFILM
Lennox
Linc
EXRO
CAVU AEROSPACE

LOOP 202



Americas
Furniture Warehouse

HYUNDAI
NELLS AUCTION
ASU

EASTMARK

Gilbert Gateway
Town Center

RAY RD

ARIZONA 24

cadence
AT GATEWAY

ASU Polytechnic
Campus
Arizona State University

PhxMesa
Gateway
Airport

cadence
AT GATEWAY

SELLSWORTH

LEGACY
SPORTS
USA

HORNE
AUTO GROUP

SKYBRIDGE
ARIZONA

FUJIFILM

HYUNDAI

amazon

amazon



PECOS ADVANCED
MANUFACTURING ZONE

APPLIED
Industrial Technologies

PECOS RD



POWER RD

GERMANN RD

HAWES
COMMERCE PARK

LOWE'S

LG

Regional Overview

Arizona is a growing innovation hub, geographically situated between our existing operations in Southern California and New Mexico. This will allow us to accelerate progress from conceptual design to production to final assembly at scale as we capitalize on the many advantages Mesa and the Greater Phoenix area offer

-Michael Colgazier, CEO of Virgin Galactic on New Manufacturing Facility in Mesa, Arizona

Located in the fastest-growing county in the nation, the Southeast Valley is a major business and employment center, with well-known global brands, plus homegrown firms and some of the most creative startup ventures imaginable.

Southeast Valley Demographics



1,438,700

Total Population



+13%

Population Growth in Past 5 Years



\$75,731

Median Household Income



4.0%

Unemployment Rate



+24%

Job Growth in Past 5 Years



35%

Associates Degree or Higher

3 Mile Radius Demographics



54,058

Total Population



+4.79%

Population Growth in Past 2 Years



\$121,024

Median Household Income



4.1%

Unemployment Rate



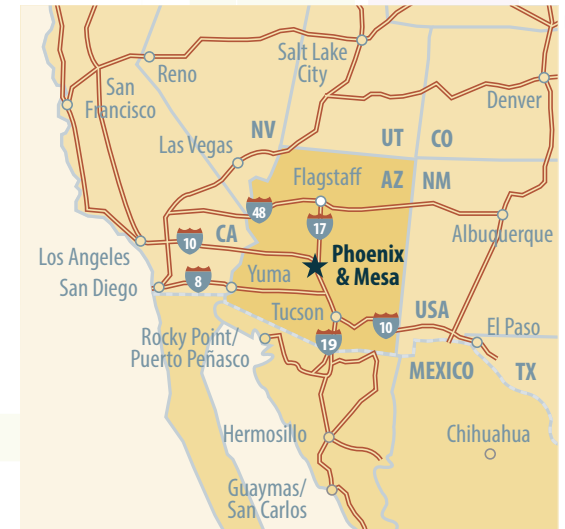
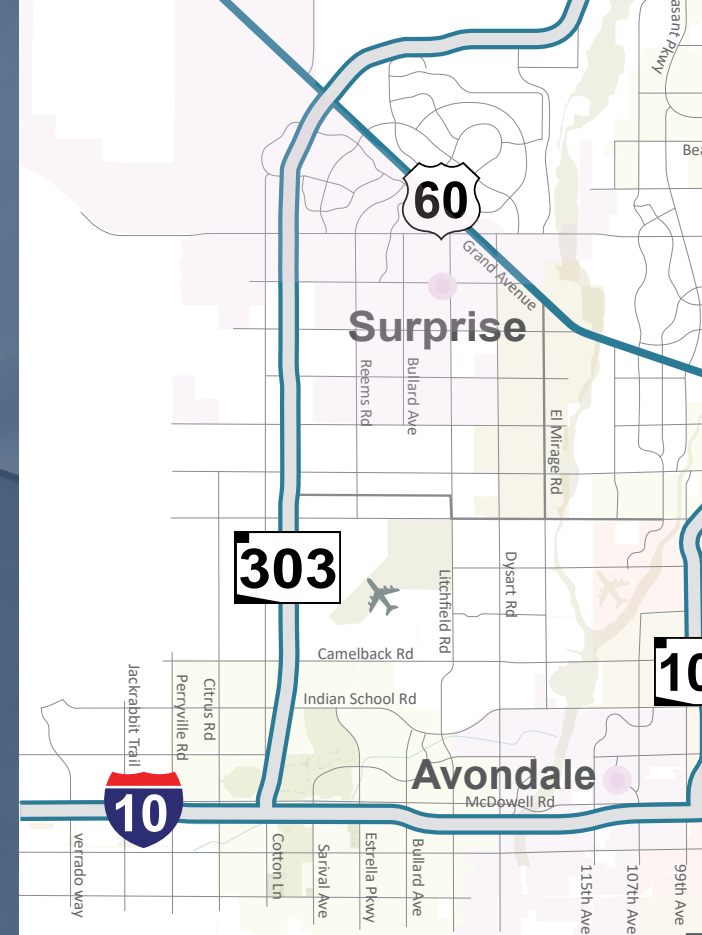
\$358,720

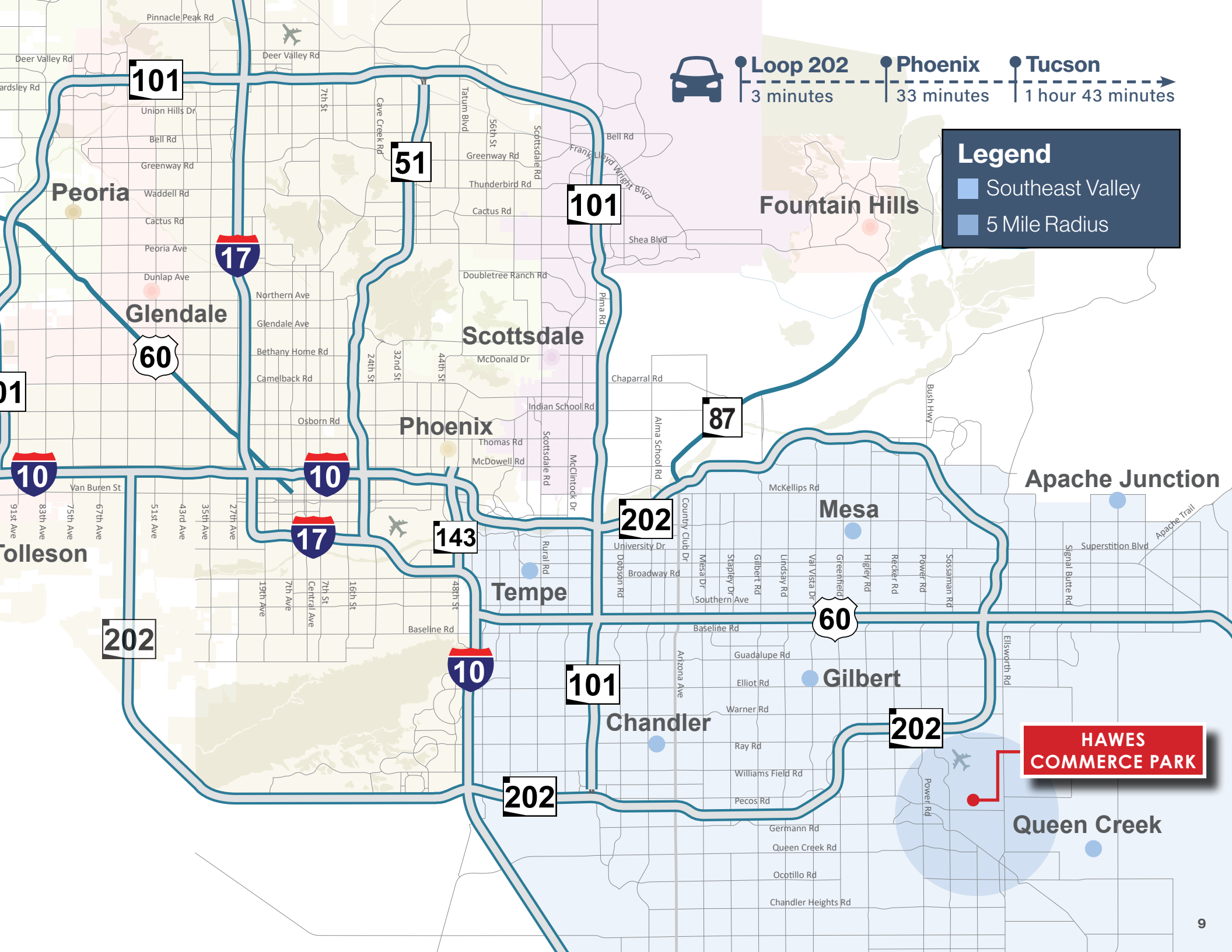
Median Net Worth



79%

Associates Degree or Higher





● **Loop 202**
 3 minutes

● **Phoenix**
 33 minutes

● **Tucson**
 1 hour 43 minutes

Legend

- Southeast Valley
- 5 Mile Radius

**HAWES
COMMERCE PARK**



152

107

LANE NO PARKING

NO PARKING

**HAWES
COMMERCE PARK**



HAWES COMMERCE PARK

THE **LEROY
BREINHOLT**
TEAM

DAVID BEAN
D 480.214.1105
M 480.299.5964
DBEAN@CPIAZ.COM

CORY SPOSI
D 480.621.4025
M 480.586.1195
CSPOSI@CPIAZ.COM



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

DEVELOPED BY:



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

11 11 24