



FOUR (4) BUILDINGS TOTALING ±516,009 SF
WITH IMMEDIATE ACCESS TO LOOP 202



8926 E ELLIOT RD AND 8903/8945/9029 E PETERSON AVE | MESA AZ

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CBRE Investment
Management

Trammell Crow Company

PROJECT HIGHLIGHTS:

- > Four (4) buildings totaling ±516,009 SF (Divisible)
- > Immediate access to full diamond interchange at Loop 202 and Elliot Road
- > ESFR fire sprinklers
- > R-38 insulation with insulated grade and dock high doors
- > Corporate Neighbors in Mesa include, Apple, Google, Amazon, Boeing, MD Helicopters, FujiFilm, Dexcom, Niagara Bottling
- > Located within Mesa's Elliot Road Technology Corridor
- > Adjacent to Eastmark which is one of the top master planned communities in the nation
- > Available for immediate occupancy



8903 E Peterson Ave:

- > ±151,264 SF (divisible)
- > 100% A/C
- > ±32' clear height
- > ±174'-±231' building depth
- > Secured 185' shared truck court
- > 192 parking stalls (1.3/1000)
- > 36 dock high doors
- > 4 grade level loading doors (end cap doors are oversized)
- > 3,600 amps 277/480v (SES)
- > Loop 202 visibility

8945 E Peterson Ave:

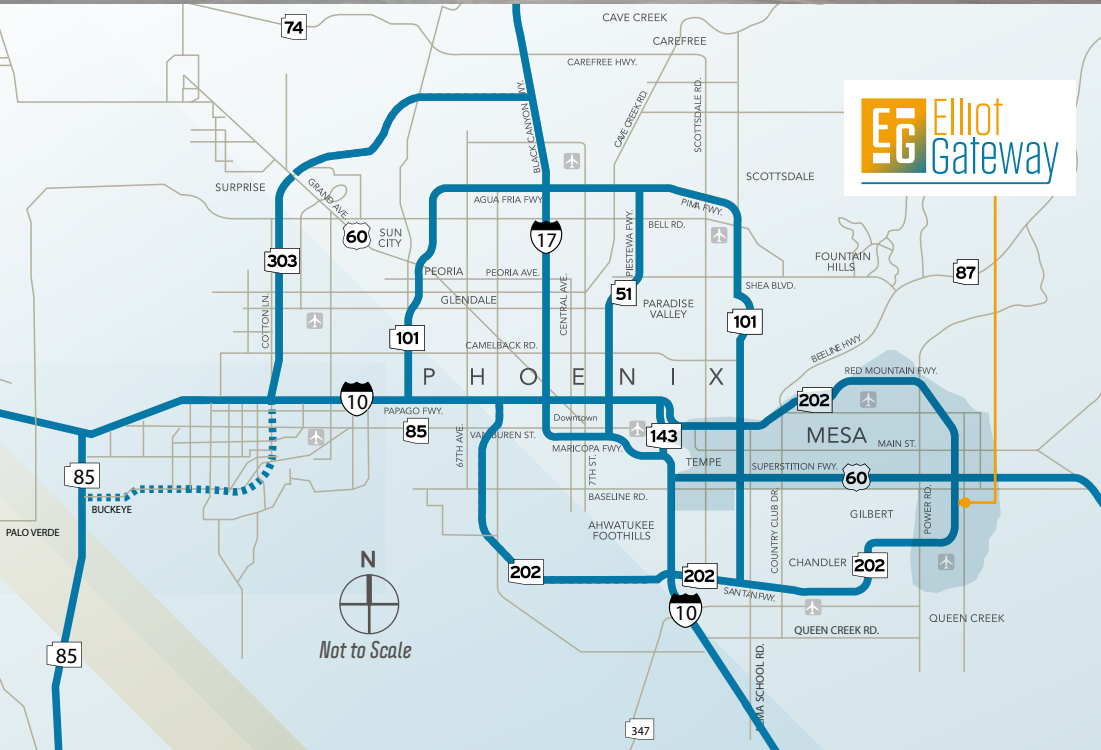
- > ±124,594 SF (divisible)
- > ±32' clear height
- > ±180' building depth
- > Secured 185' shared truck court
- > 175 parking stalls (1.4/1000)
- > 29 dock high doors
- > 6 grade level loading doors (end cap doors are oversized)
- > 3,000 amps 277/480v (SES)

9029 E Peterson Ave: LEASED

- > ±186,057 SF (divisible)
- > ±32' clear height
- > ±236' building depth
- > Secured 190' truck court
- > 254 parking stalls (1.4/1000)
- > 39 dock high doors
- > 4 grade level loading doors (end cap doors are oversized)
- > 52 trailer parking stalls
- > 3,600 amps 277/480v (SES)

8926 E Elliot Rd: LEASED

- > ±54,094 SF (divisible)
- > ±24' clear height
- > ±74'-120' building depth
- > Secured truck court
- > 155 parking stalls (2.8/1000)
- > Double truckwell (common)
- > 18 grade level loading doors
- > 2,500 amps 277/480v (SES)
- > Loop 202 Visibility and Elliot Road Frontage



MESA OVERVIEW



6.19 Miles
12 Minutes



6.14 Miles
10 Minutes



12.2 Miles
19 Minutes



25.9 Miles
24 Minutes

*All measurements are approximate

Mesa is home to major technology, manufacturing, and distribution companies such as:



Mesa is home to
Apple's new \$2 billion
Global Command Center

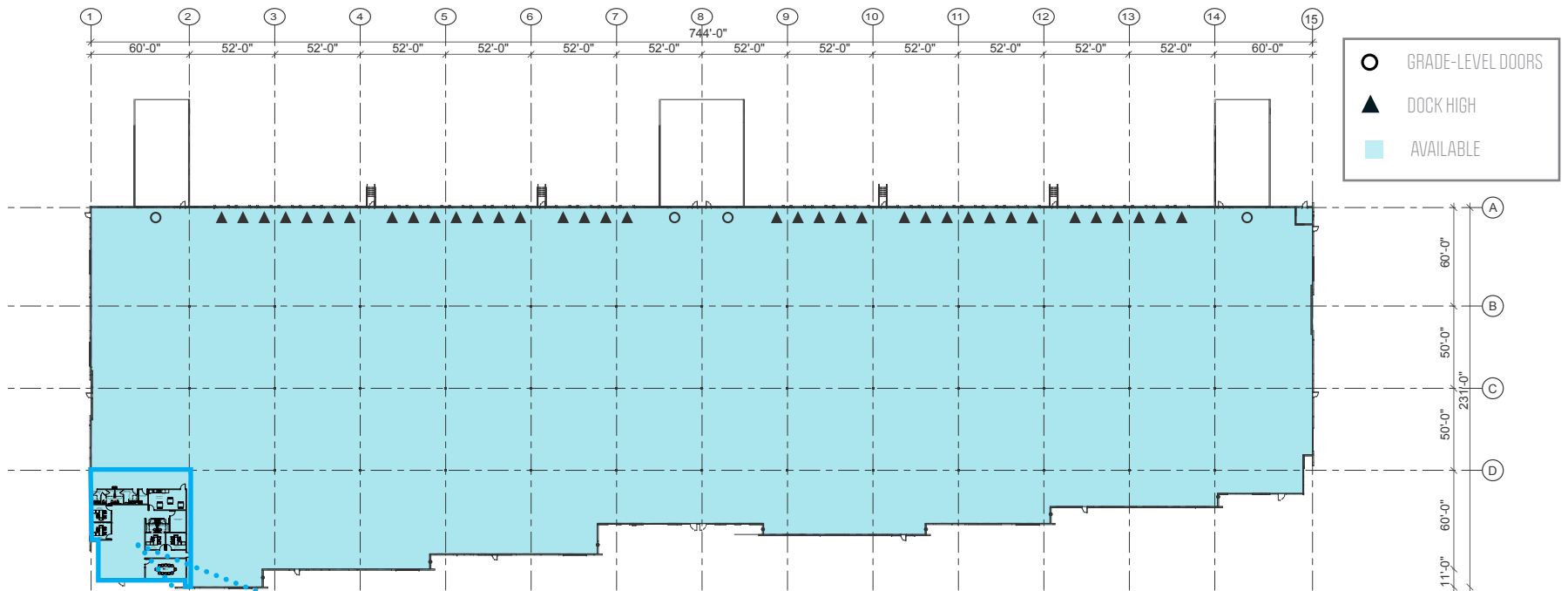
 is among the
fastest growing airports
in the United States

Arizona is
ranked #1 for Aerospace Manufacturing
Attractiveness. - PwC, 2016.

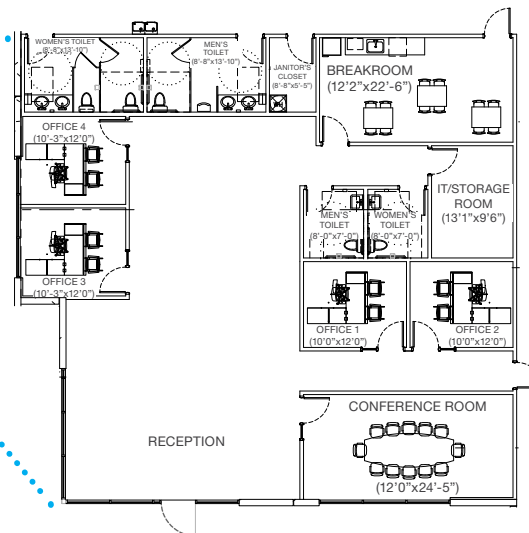
More than **100 businesses** are adjacent to the Falcon Field and Phoenix Gateway airports, employing **more than 10,000 employees in aerospace/aviation, high-tech, manufacturing and software industry clusters.**

Source: Selectmesa.com

8903 E PETERSON AVE



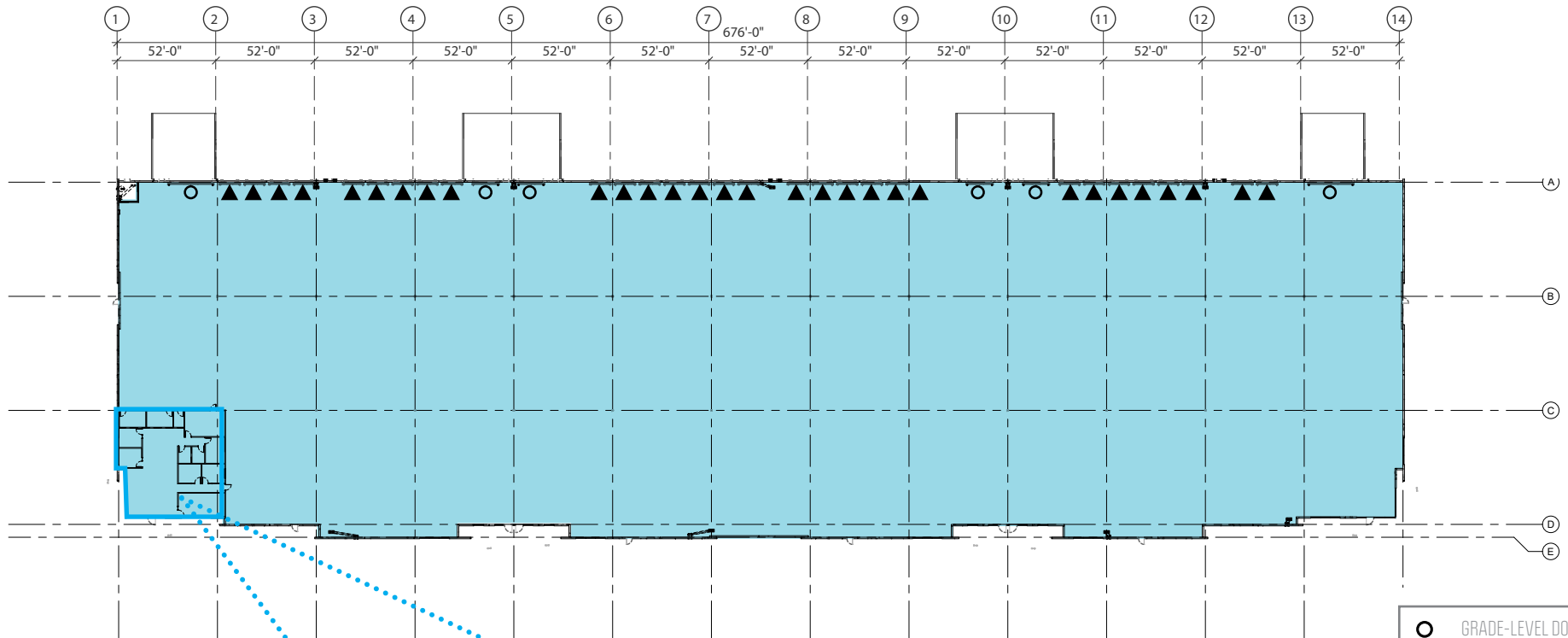
- > ±151,264 SF (divisible)
- > Spec office: ±3,007 SF
- > 100% A/C
- > ±32' clear height
- > ±174'-±231' building depth
- > Secured 185' shared truck court
- > 192 parking stalls (1.3/1000)
- > 36 dock high doors
- > 4 grade level loading doors
(end cap doors are 16'X22' and automatic)
- > 3,600 amps 277/480v (SES)
- > Loop 202 visibility



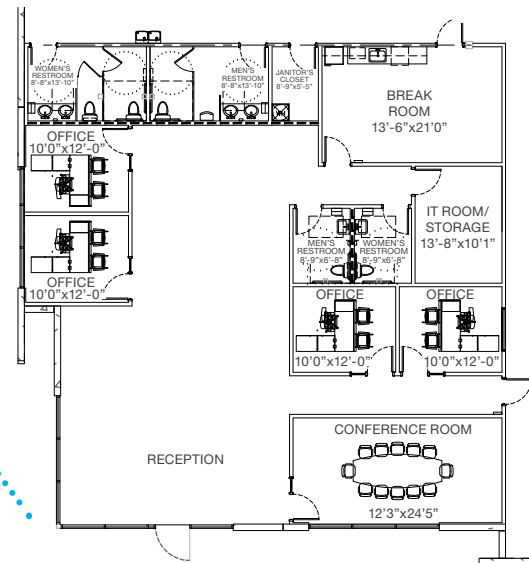
NOT TO SCALE
ALL MEASUREMENTS ARE APPROXIMATE



8945 E PETERSON AVE



- > ±124,594 SF (divisible)
- > Spec Office: ±3,056 SF
- > ±32' clear height
- > ±180' building depth
- > Secured 185' shared truck court
- > 175 parking stalls (1.4/1000)
- > 29 dock high doors
- > 6 grade level loading doors
(end cap doors are 16'X22' and automatic)
- > 3,000 amps 277/480v (SES)



GRADE-LEVEL DOORS
 DOCK HIGH
 AVAILABLE

N
 NOT TO SCALE
 ALL MEASUREMENTS ARE APPROXIMATE



EG Elliot Gateway

8926 E ELLIOT ROAD
AND 8903/8945/9029 E PETERSON AVE | MESA AZ

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