



Eastmark

CENTER OF INDUSTRY



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Phase I: ±983,720 Square Feet in a 5 Building Industrial Park

3821 & 3825 S. EVERTON TERRACE | 10132, 10236, & 10328 E. MESQUITE ROAD | MESA, AZ



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LOCATION HIGHLIGHTS

Introducing Eastmark Center of Industry, your premier industrial destination in the heart of Phoenix's thriving East Valley.

This state-of-the-art facility is strategically located just ±2 miles from Loop 202 freeway and SR 24 extension, and ±4 miles from US 60. Located within the Elliot Road Technology Corridor, and nestled within Eastmark's highly sought-after master planned community, our property offers a prestigious address that exudes innovation and success.

With close proximity to ASU Polytechnic Campus, East Valley Institute of Technology, and Maricopa Community College East Valley Campus, it becomes a hub of talent and collaboration, attracting the finest professionals in the industry. Additionally, within a 30-minute commute, you gain access to approximately 70% of the Phoenix Metropolitan area's high-tech workforce.



7.7 miles / 12 minutes



PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

27.3 miles / 26 minutes



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MAKE-READY WORK:

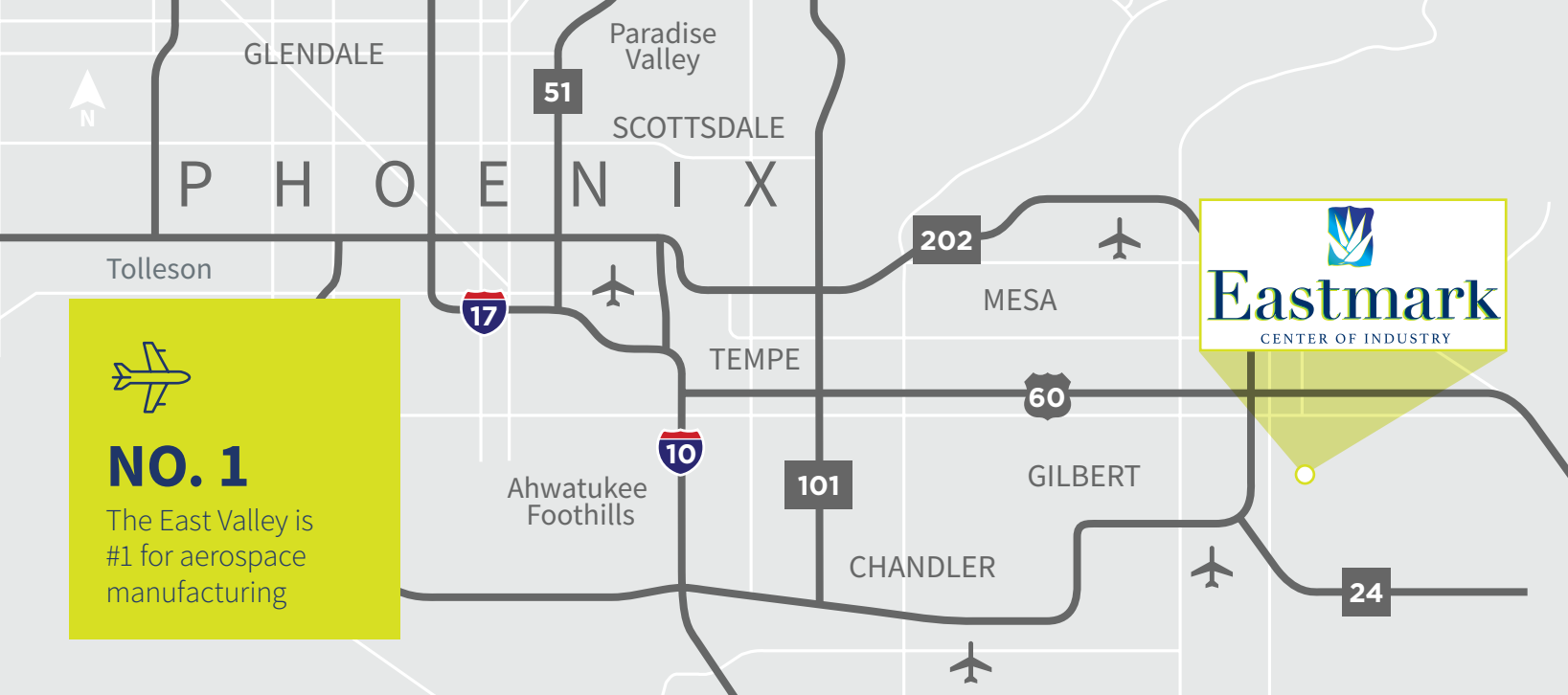
- Spec office suites with restrooms
- Dock levelers
- Air-conditioned warehouses
- R-38 insulation
- LED motion sensing lighting
- Secondary SES for additional power
- Electrical panels with future spare capacity
- All buildings equipped with ESFR K-25 Sprinklers



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Building	Address	Building size (SF)	Available SF	Spec office	Clear height	Loading	Truck court depth	Building depth	Column spacing	Power	Parking stalls
A	3821 S. Everton Terrace	84,167	42,083	-	30'	Dock-high - 11 (9'x10') Grade-level - 4 (12'x14')	210' shared w/ Bldg B	160'	52'x50' (60' speed bays)	1,200A 3PH 277/480V	83
B	3825 S. Everton Terrace	94,567	94,567	±2,476	30'	Dock-high - 20 (9'x10') Grade-level - 8 (12'x14')	210' shared w/ Bldg A	180'	52'x60' (60' speed bays)	2,500A 3PH 277/480V	171
C	10132 E. Mesquite Road	201,001	201,001	±3,329	32'	Dock-high - 38 (9'x10') Grade-level - 4 (12'x14')	140'	240'	52'x60' (60' speed bays)	3,600A 3PH 277/480V	257
D	10236 E. Mesquite Road <small>(cross dock)</small>	427,937	427,937	±2,416	36'	Dock-high - 74 (9'x10') Grade-level - 4 (12'x14')	West side - 196' East side - 210'	500'	60'x55' & 60'x50' (60' speed bays)	3,600A 3PH 277/480V	365
E	10328 E. Mesquite Road	176,048	176,048	±3,329	32'	Dock-high - 38 (9'x10') Grade-level - 4 (12'x14')	210' shared w/ Bldg D	210'	52'x50' (60' speed bays)	3,600A 3PH 277/480V	270



NO. 1
The East Valley is #1 for aerospace manufacturing

37th
largest city in the US, larger than Minneapolis, Miami, and Atlanta

2nd
largest city in Phoenix-Mesa metro, 3rd largest in Arizona

1.4 M
workforce population within a 30-minute drive

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WHY MESA?

INDUSTRY CONCENTRATION
within a 30-minute drive

1,223
Manufacturing firms

66,563
Manufacturing employees

421
Transportation warehouse firms

37,014
Transportation warehouse employees

EDUCATION
within Mesa, AZ

90%
High school graduates

30%
Bachelor's degree or higher

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