

INDUSTRIAL LAND AVAILABLE FOR SALE

6861 E VIA NORTHGATE | MESA, AZ 85212

**±0.53
ACRES**

UNPARALLELED OPPORTUNITY

LOCATED IN THE LARGEST GROWTH
SUBMARKET IN PHOENIX, ARIZONA



THE LEROY
BREINHOLT
TEAM

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DISCLAIMER: 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.
12.9.25



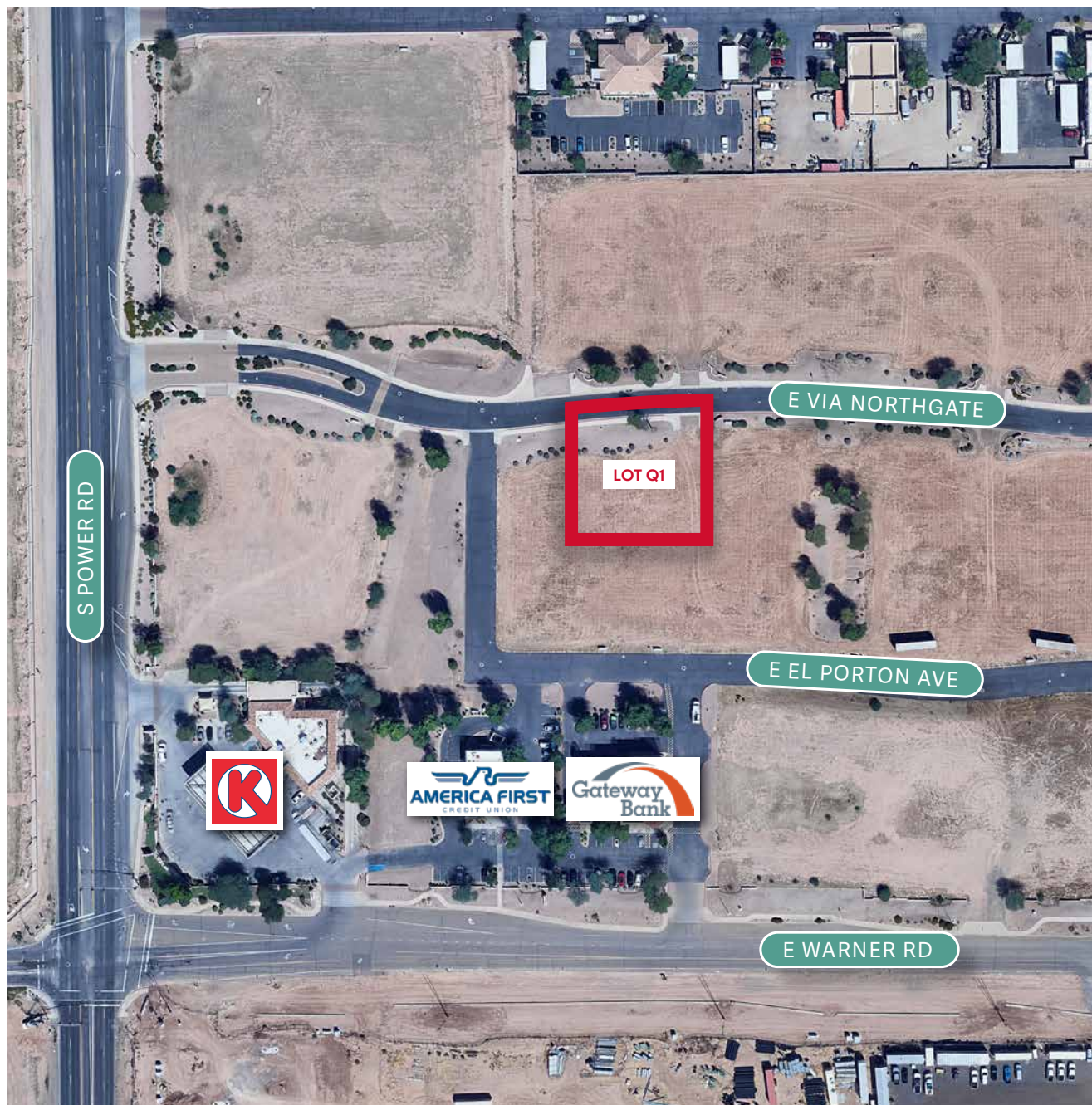
COMMERCIAL PROPERTIES INC.

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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

ABOUT THE PROPERTY

ADDRESS	Gateway Norte Business Park 6861 E Via Northgate (Lot Q1) Mesa, AZ 85212
PARCEL NUMBER	304-17-050
SIZE	±0.53 Acres (±23,291 SF)
FRONTAGE	E Via Northgate
ZONING	M-1, Light Industrial
SALE PRICE	\$349,365.00
PRICE PSF	\$15.00



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ELLIOT ROAD TECHNOLOGY CORRIDOR

A Smart Location for High-Tech Manufacturers and Technology Companies

Power, natural gas, fiber, market access, quick entitlement process, Foreign Trade Zone – the Elliot Road Technology Corridor (ERTC®) has what high-tech manufacturers need to get up and running fast at a very competitive cost. Large companies with major operations in the ERTC include Apple, Meta, Amazon, NTT, Comarch, Niagara, EdgeCore, and Google (forthcoming).

Large Power Capacity

- Redundant power provided by Salt River Project
- 69kV, 230kV, and 500kV transmission lines
- Browning and Scott receiving stations

Water & Wastewater

- 24 MGD water treatment plant expanding to 48 MGD
- New 30 MGD wastewater treatment plant

Talented Workforce

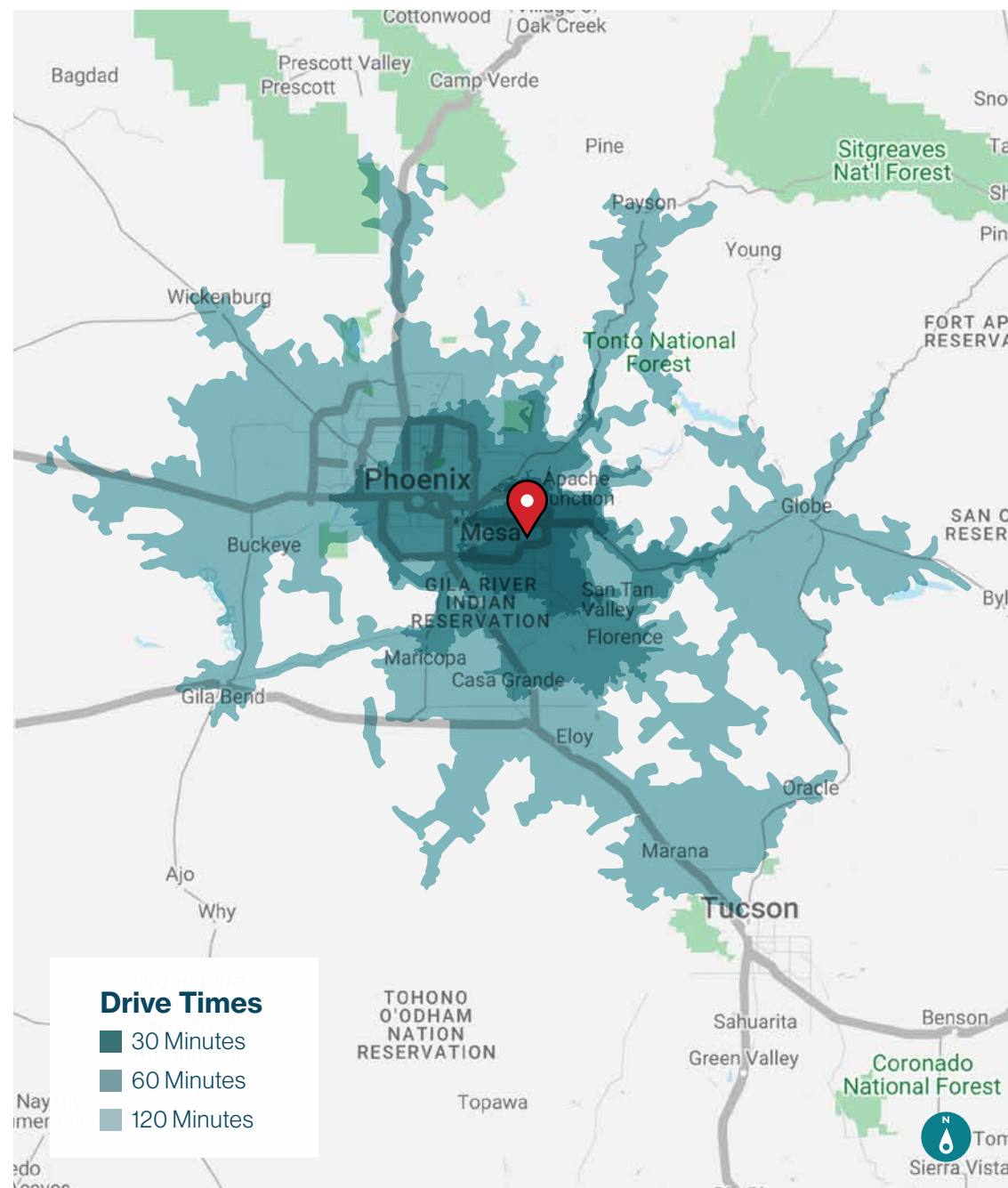
- 770,000 labor force within 30-min. drive time
- Close to ASU Polytechnic, Chandler-Gilbert Community College, and EVIT

Logistical Access

- Access to Loop 202, US 60, and SR 24
- 5 min. from Phoenix-Mesa Gateway Airport
- 30 min. from Phoenix Sky Harbor International Airport

Robust Fiber Network

- Dark and lit fiber available, provided by Zayo, SRP, Cox, and Lumen
- City of Mesa conduit available



Fortune 500 Footprint: Billion-Dollar Brands Building in the Southeast Valley



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.

<https://skybridge.cbre-properties.com/>



LG Energy Solution Battery Plant

The construction of a \$5.5 billion battery manufacturing complex in Queen Creek, Arizona, announced by LG Energy Solution last year (2023), is on track to be completed in two years with the first round of hiring expected to begin at the end of this year (2024).

The complex consists of two manufacturing facilities which are the company's first stand-alone cylindrical and ESS battery plants in North America. The cylindrical battery plant, called LG Energy Solution Arizona, will produce 46-Series batteries for electric vehicles (EV). A crucial part of the company's innovative product portfolio, 46-Series cylindrical batteries demonstrate LG Energy Solution's advanced technological leadership throughout various applications for EVs.

The ESS battery manufacturing facility, called LG Energy Solution Arizona ESS, will produce lithium iron phosphate (LFP) pouch-type batteries for energy storage systems (ESS). It is one of the first ESS-exclusive battery production facilities in the world.

<https://www.queencreekaz.gov/>



Meta Platforms (Facebook) 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.

<https://www.azcentral.com/>



JX Nippon Manufacturing Plant

JX Nippon Mining & Metals USA, Inc. is a cutting-edge electronic materials manufacturer with a new 273,000 SF plant under construction, expected to be operational in 2024 and create more than 100 jobs by 2025.

The new plant will contain a large production area, office, welfare facilities, and garden. JX USA will also utilize this site as an incubator for new business development, and intends to make it the center of JX USA's business in the advanced materials field in the US in the future.

JX USA manufactures and sells sputtering targets to semiconductor industries in North America and Europe.

<https://www.azcommerce.com/>



Amazon Warehouse Developments

Amazon.com Inc. has multiple major developments in the works in Mesa. Amazon closed on two large properties totaling about 114 acres, costing the company a total of \$35 million. There is also a proposed 2.9 million-square-foot fulfillment center project in the same area that appears to be another Amazon development.

<https://www.aztechcouncil.org/>



Google Data Centers

Google is making a significant investment in Mesa, Arizona, with plans for a substantial data center campus. Currently, the company is in the early stages of constructing its first data center in the city, a project estimated at \$600 million. This initial phase, anticipated to be operational by July 2025, will encompass 288,530 square feet.

However, Google's ambitions extend beyond this first building. They've already filed plans for a second data center on the same campus, signaling their intention to establish a long-term presence in Mesa. When fully realized, the entire campus is projected to span an impressive 750,000 square feet across 187 acres. This expansion highlights Mesa's attractiveness as a data center hub, offering Google access to a growing technological ecosystem and favorable infrastructure.

<https://www.datacenterdynamics.com/>



Virgin Galactic Manufacturing Facility

Virgin Galactic Holdings, Inc. today (7/10/24) announced the completion of its new manufacturing facility in Mesa, Arizona where final assembly of its next-generation Delta spaceships is scheduled to take place starting in Q1 2025.

An initial team of Virgin Galactic technical operations and manufacturing personnel has begun preparing the facility to receive and install tooling, expected to arrive in Q4 2024. The facility will then begin to receive major subassemblies, including the wing, the fuselage, and the feathering system next year, as the team scales to build the first two ships of the Delta fleet. Once ground testing is complete, Virgin Galactic's mothership will ferry completed spaceships to Spaceport America, New Mexico for flight test ahead of commercial operations, which are expected to begin in 2026.

<https://www.virgingalactic.com/news/virgin-galactic-completes-new-spaceship-manufacturing-facility-in-arizona>



Apple Data Center

Apple's Mesa, Arizona facility was originally built by Tempe-based First Solar Inc., but was never fully occupied. Now the 1.3 million square foot building is one of Apple's data centers.

<https://baxtel.com/data-center/apple-mesa>



Phoenix East Valley

Not so long ago, the PHX East Valley was a farming community. Much has changed since then. Today, the region is a major business and employment center, with well-known global brands, plus homegrown firms and some of the most creative startup ventures imaginable.

Our healthy economy, friendly regulatory environment and highly skilled workforce are just a few reasons why a growing number of companies and individuals choose to call the region home. But there's something else. Here in the PHX East Valley, our political, civic and community leaders work together to move the region forward.

If you haven't been here, make plans for a visit. You'll see why our businesses and residents are living the American Dream and why they have chosen to do so in the PHX East Valley.

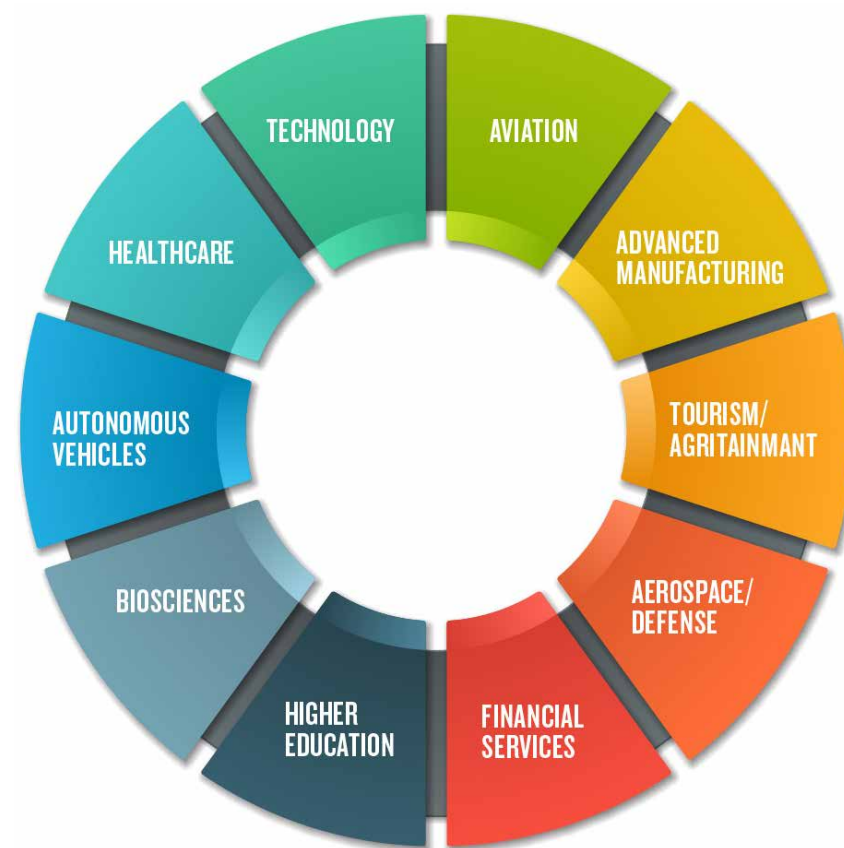
Doing Business Here

There are so many reasons why the PHX East Valley is the place to do business. The region boasts a talented and growing workforce. The environment is right for businesses, too, with economic development incentives, friendly regulations and no corporate franchise taxes. And Arizona is a right-to-work state.

Key Business Sectors

A premier location with top talent makes the PHX East Valley a prime place to do business. But that's not all. The region's leaders also have been strategic about building an economy that is insulated from the effects of a downturn. Rather than rely on one or two major industries, the PHX East Valley is comprised of a collection of long-standing and emerging business sectors – from aerospace, aviation and autonomous vehicles to tourism and technology.

<https://phxeastvalley.com/>



The Phoenix East Valley Means Business and Others are Taking Notice:

The PHX East Valley is synonymous with smart development. So what has our region been up to lately?

During the past few years, the PHX East Valley has been on a roll, with dozens of companies relocating and expanding to the region, bringing thousands of new jobs with them.

Among them:

- **Able Aerospace** Mesa
- **Adhere Health** Gilbert
- **Amazon** Chandler, Mesa, Tempe
- **Apple** Mesa
- **ARCH Global Precision** Chandler
- **ArmorWorks** Chandler
- **AT&T** Mesa
- **Banner Ocotillo Medical Center** Chandler, Queen Creek
- **BD Peripheral Intervention** Tempe
- **Benchmark Technologies** Mesa
- **Bright Health Plan** Tempe
- **CarMax** Tempe
- **CAVU Aerospace** Mesa
- **Clarivate Analytics** Chandler
- **Commercial Metals Company** Mesa
- **Compound Photonics** Chandler
- **Comtech** Chandler
- **Corning** Gilbert
- **CVS Health** Chandler
- **Dexcom** Mesa
- **Isola** Chandler
- **Dignity Health** Chandler
- **Dignity Health/Kindred Healthcare** Gilbert
- **Dignity Health/Phoenix Children's Hospital** Gilbert
- **Door Dash** Tempe
- **Douglas Allred Company** Chandler
- **Edwards** Chandler
- **EMD Electronics** Chandler
- **Fountain Hills Medical Center** Fountain Hills
- **Fujifilm** Mesa
- **General Motors** Chandler
- **Gila River Hotels & Casinos** Gila River
- **Gulfstream** Mesa
- **Gumi World** Chandler
- **(HEROS) Helicopter Engine Repair and Overhaul Service** Chandler
- **HonorHealth Primary and Urgent Care** Fountain Hills
- **Intel** Chandler
- **Insight** Chandler
- **JP Morgan Chase** Tempe
- **JX Nippon** Mesa
- **LASER COMPONENTS** Detector Group Chandler
- **LG** Queen Creek
- **Local Motors** Chandler
- **Meta** Mesa
- **MOOG Space and Defense** Gilbert
- **Moov Technologies** Tempe
- **Northrop Grumman** Gilbert, Mesa
- **Norton Lifelock** Tempe
- **Offerpad** Chandler
- **Open Door** Tempe
- **Park University** Gilbert
- **Rinchem** Chandler
- **Skin Script** Chandler
- **Times Microwave Systems** Mesa
- **Toyota Financial Services** Chandler
- **Urbix Resources** Mesa
- **VB Cosmetics, Inc.** Chandler
- **Virgin Galactic** Mesa
- **WageWorks** Mesa
- **XNRGY** Mesa
- **Yield Engineering Systems** Mesa
- **Zovio** Chandler



Grow with the East Valley

The economic growth and superior quality of life found in the PHX East Valley didn't just happen overnight.

From thriving cultural opportunities to amazing recreation areas with an ideal climate, the PHX East Valley has developed into the place where individuals want to work, live and play.

Apache Junction, Chandler, Fountain Hills, Gilbert, Mesa, Queen Creek and Tempe boast a combined population of more than 1.4 million people, with another 400,000 people expected to settle in the region by 2050.

But the population tells only part of the story. The region is home to high-paying jobs in a diversity of industries—from aviation and aerospace and defense to advanced manufacturing and autonomous vehicles, plus healthcare, higher education, technology and tourism.

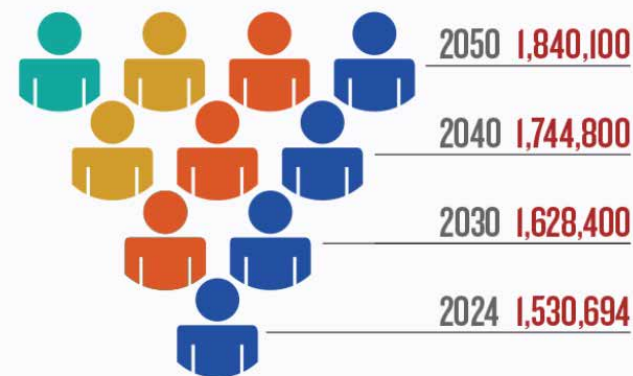
Jobs are also plentiful here. The region is coming off some of its best years yet, with a labor force that is now nearly 700,000 workers strong. Economists project that the PHX East Valley will add 300,000 new jobs in the next 30 years.

The PHX East Valley transformation did not happen by accident. Instead, it has been a well-orchestrated effort by municipal, business and community partners who believe that working together to achieve a common goal is more productive than going it alone.



PHX EAST VALLEY POPULATION GROWTH

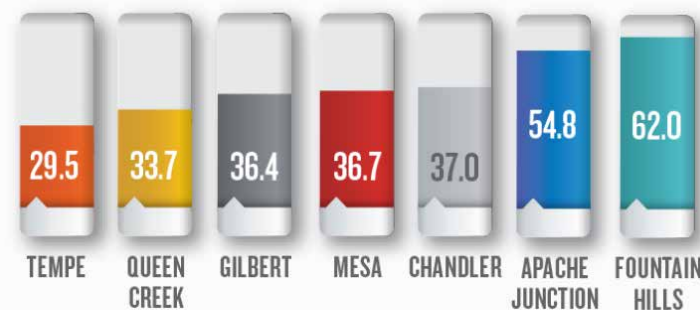
Apache Junction, Chandler, Gilbert, Mesa, Queen Creek, Tempe, Fountain Hills



Source: Maricopa Association of Governments (MAG), Socioeconomic Projections of Population and Employment by Municipal Planning Area Data available as of December 2023 and authors' interpolations

AGE BREAKDOWN (MARICOPA COUNTY, PHX EAST VALLEY)

37.4
MEDIAN AGE



Source: 2022 American Community Survey 1-Year Supplemental Table K200103

<https://phxeastvalley.com/>

