

AVAILABLE FOR SALE/LEASE

8817 E PECOS RD | MESA, ARIZONA 85212

DEVELOPED BY:







Property Summary

8817 E Pecos Rd 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, the property is located in a quickly growing submarket both residentially and commercially.

This freestanding single-tenant industrial building is available for sale or lease, with a secured private yard, multiple grade level doors, heavy power, truckwell loading, and E Pecos Rd frontage.



±24,945 SF
Building Size



±26,764 SF
Secured Private Yard



3 (12' x 14')
Grade Level Doors



480V
Power



Light Industrial
City of Mesa Zoning



Truckwell
Loading



Full HVAC
Cooled Warehouse



Class A
Spec Office

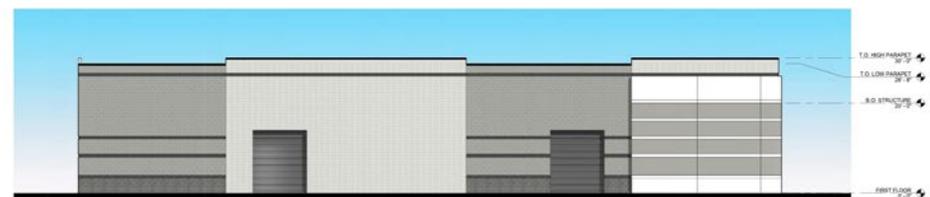


Ingress/Egress
E Pecos Rd

North Elevation



South Elevation



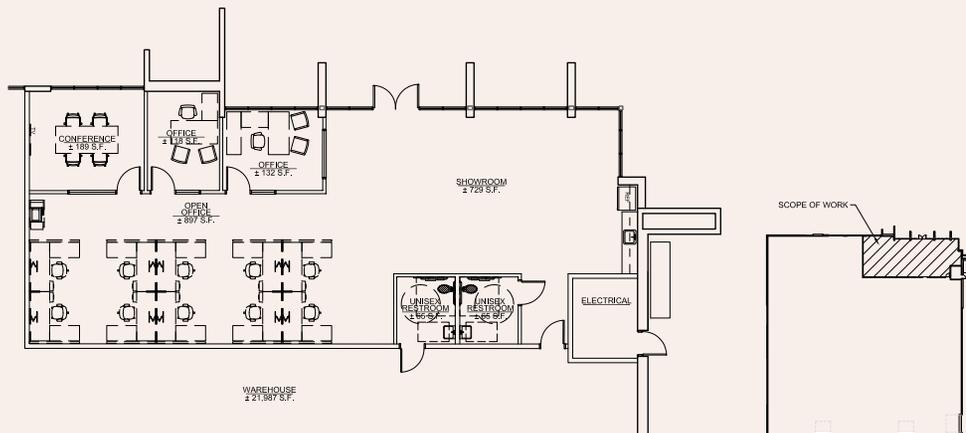
Site Plan

This property features a functional site plan with excellent frontage on E Pecos Road, ensuring high visibility and accessibility. The layout provides ample parking, a generous truck court, and dedicated loading areas, all with efficient traffic flow. Inside, the adaptable office provides a professional workspace with a mix of private offices and open areas. Its practical layout emphasizes natural light, creating an environment designed for productivity and collaboration.

24,945 RSF

Office	2,465 SF
Warehouse	22,365 SF
Yard	26,764 SF

Office Floor Plan



Southeast Valley Economic Drivers



SkyBridge Arizona

SkyBridge Arizona is the nation's first air cargo hub to house both Mexican and U.S. customs inspections, streamlining international trade. As of 2026, major infrastructure milestones have been completed, including over 500,000 square feet of aeronautical-ready facilities and hangars. This 435-acre development offers tenants a distinct competitive advantage: the ability to bypass international customs bottlenecks and expedite shipments directly to and from Mexico.



Apple Data Center

Apple continues to deepen its investment in the Southeast Valley. Beyond its established Global Command Center in Mesa, which manages the company's global data networks, Apple announced in 2025 that it is further expanding its data center capacity in Arizona. This growth is part of Apple's broader \$600 billion commitment to U.S. manufacturing and infrastructure, anchoring the Elliot Road Technology Corridor as a premier tech destination.



Google Data Center

Google has established a major foothold in the region with its new data center campus on the northwest corner of Elliot and Sossaman roads. With Phase 1 construction completed in mid-2025, the facility is now part of the operational fabric of the Elliot Road Technology Corridor. This site joins Google's global network in powering services like Search, Gmail, and Cloud, representing a capital investment of over \$600 million into the local economy.



LG Battery Plant

LG Energy Solution's massive manufacturing complex in Queen Creek is a cornerstone of the region's advanced manufacturing sector. Construction is well advanced on the cylindrical battery facility, with mass production for electric vehicles targeted to launch in Spring 2026. Once fully online, this facility will be the largest stand-alone battery complex in North America, supplying next-generation power cells to major EV automakers.



Virgin Galactic Spaceship Manufacturing Facility

Virgin Galactic has completed its new final assembly manufacturing facility adjacent to Phoenix-Mesa Gateway Airport. As of 2026, this advanced aerospace plant is actively assembling the next-generation "Delta Class" spaceships. The facility serves as the primary production hub for the company's fleet, capable of producing up to six spaceships per year and employing hundreds of highly skilled aerospace engineers and technicians.



Meta Platforms Data Center

Meta Platforms has officially brought its 2.5 million-square-foot Mesa Data Center online, with the facility beginning active operations in early 2025. This \$1 billion campus is now a live node in Meta's global infrastructure, supporting billions of users worldwide. The project has delivered on its promise of high-tech employment, supporting over 200 operational jobs and contributing millions in local infrastructure improvements.



ELLIOT ROAD TECH CORRIDOR

Legend

- Corporate Tenants
- Amenities
- Residence
- Arizona State

edgeconnex
amazon

Google

Dynalectric
An EMCOR Company

niagara

ELLIOT RD
Apple

LOWE'S

dexcom Linc
FUJIFILM exo

LOOP 202

Meta

WARNER RD

LENNOX CAVU
AEROSPACE

HYUNDAI

NELLIS AUCTION

SKU

Sysco

EASTMARK
The heart & hub of the East Valley.

Gilbert Gateway
Towne Center

RAY RD

ARIZONA 24

Cadence
AT GATEWAY

GALACTIC

PhxMesa Gateway
Airport

Gulfstream

HURGY

BRIDGESTONE

ASU Polytechnic
Campus
Arizona State University

Able

SKYBRIDGE
ARIZONA

ARIZONA
ATHLETIC
GROUNDS

HORNE
AUTO GROUP

MITSUBISHI
CHEMICAL

FUJIFILM

MATHESON

POWER RD
APPLIED
Industrial Technologies

PECOS RD

PECOS
ADVANCED
MANUFACTURING
ZONE

OLD DOMINION
FREIGHT LINE

HYUNDAI

crm

CMC

LOWE'S

PW
PAPER PRODUCTS

ZE

GERMANN RD

SITE

JX

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



3 Mile Radius Demographics



Drive Times from Site

Loop 202 Freeway

3 minutes

Phoenix, AZ

33 minutes

Tucson, AZ

1 hour 30 minutes

Las Vegas, NV

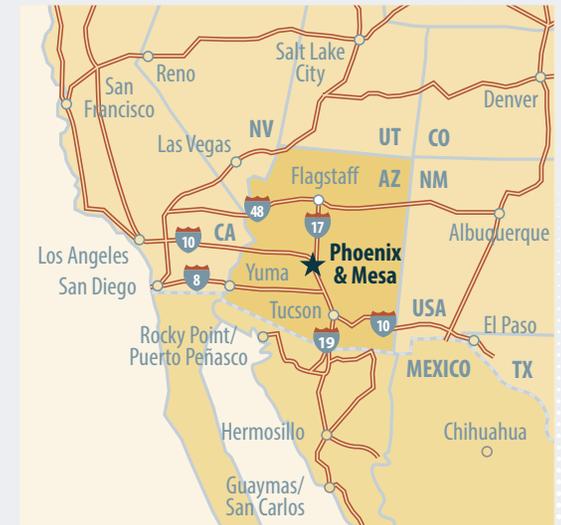
5 hour 10 minutes

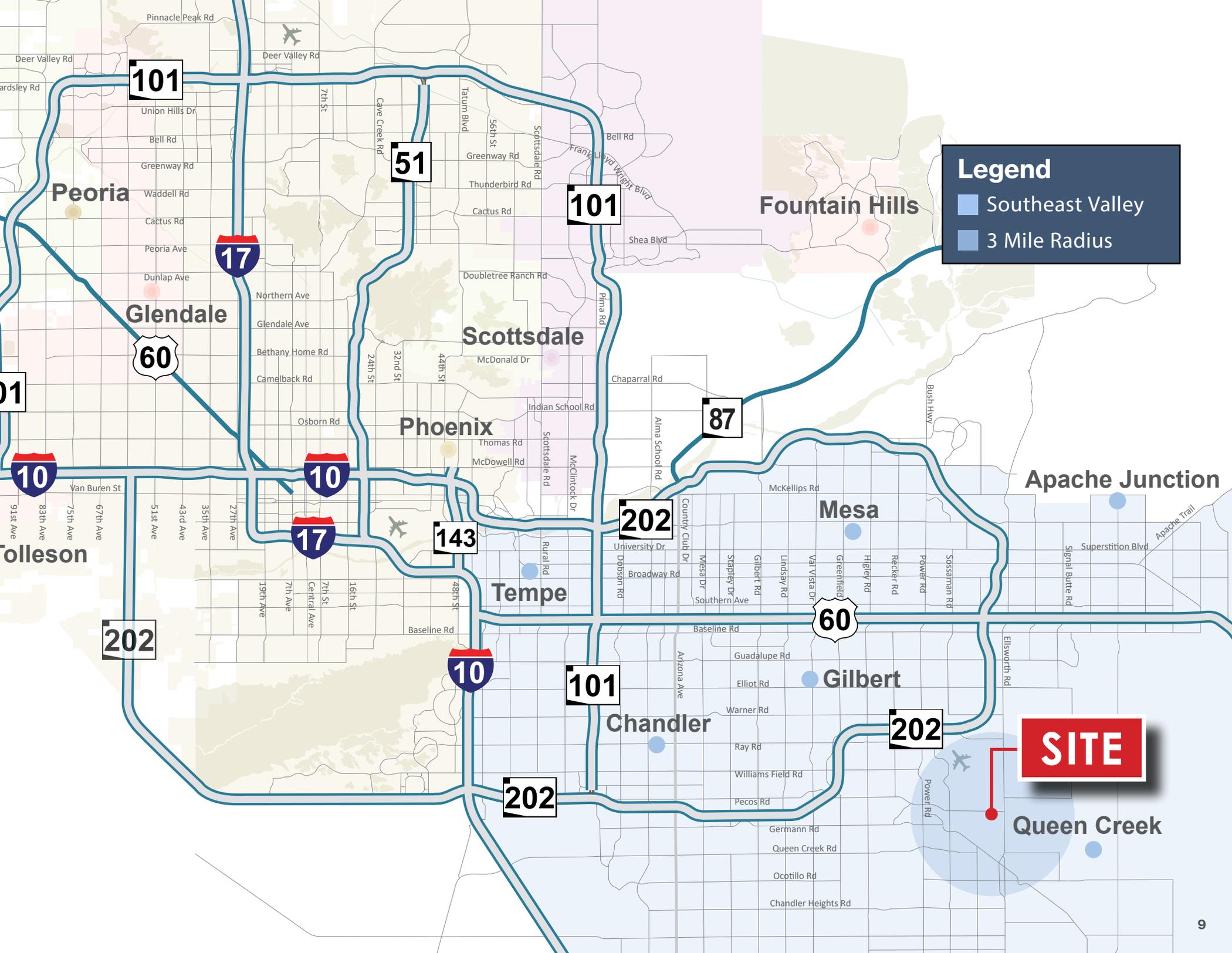
Los Angeles, CA

5 hour 50 minutes

Albuquerque, NM

8 hour 10 minutes





Legend

- Southeast Valley
- 3 Mile Radius

SITE

8817 E PECOS RD

MESA, ARIZONA 85212

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