



Longbow Industrial Center

NWC of McDowell Rd & 58th Circle - Mesa, AZ

Two Class A Industrial Buildings Totaling $\pm 244,286$ SF
Available For Lease

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker or owner herein.

Professionally Owned and Managed By:



CAPROCK
PARTNERS

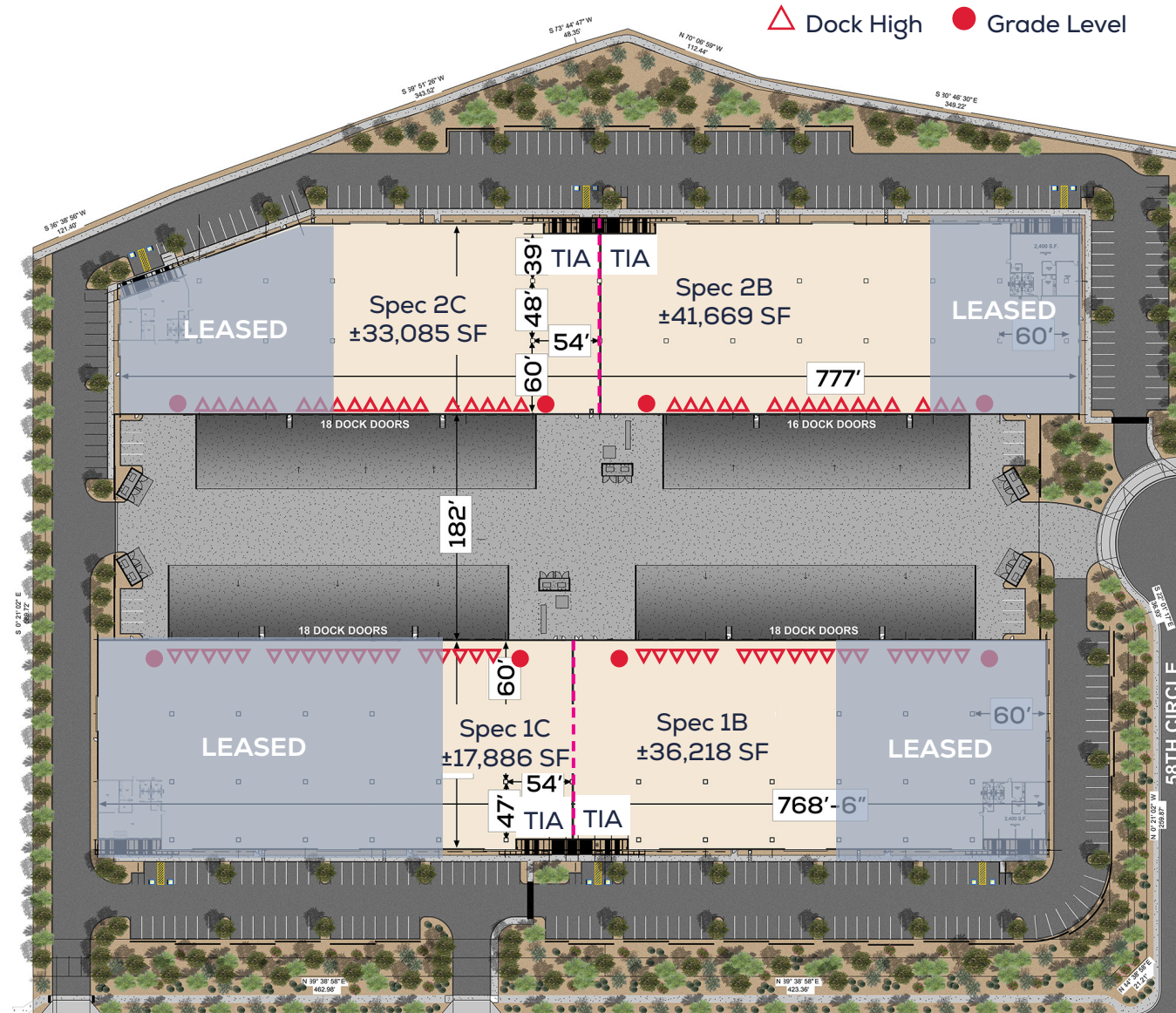
Exclusively Represented By:



**LEE &
ASSOCIATES**

KOSS | LOUER TEAM

Longbow Industrial Center



Total Building: ±244,286 SF



Building Dimensions:
Bldg 1: 768'-6" x 170'
Bldg 2: 777' x 155'



Heavy Power:
2,500 Amps: 277/480V, 3 Phase



R-38 Insulation Rating



30' Clear Height



6" Concrete Slab



ESFR Sprinkler System
K-25 Heads



±14.5 Acre Lot



L-I Zoning, City of Mesa



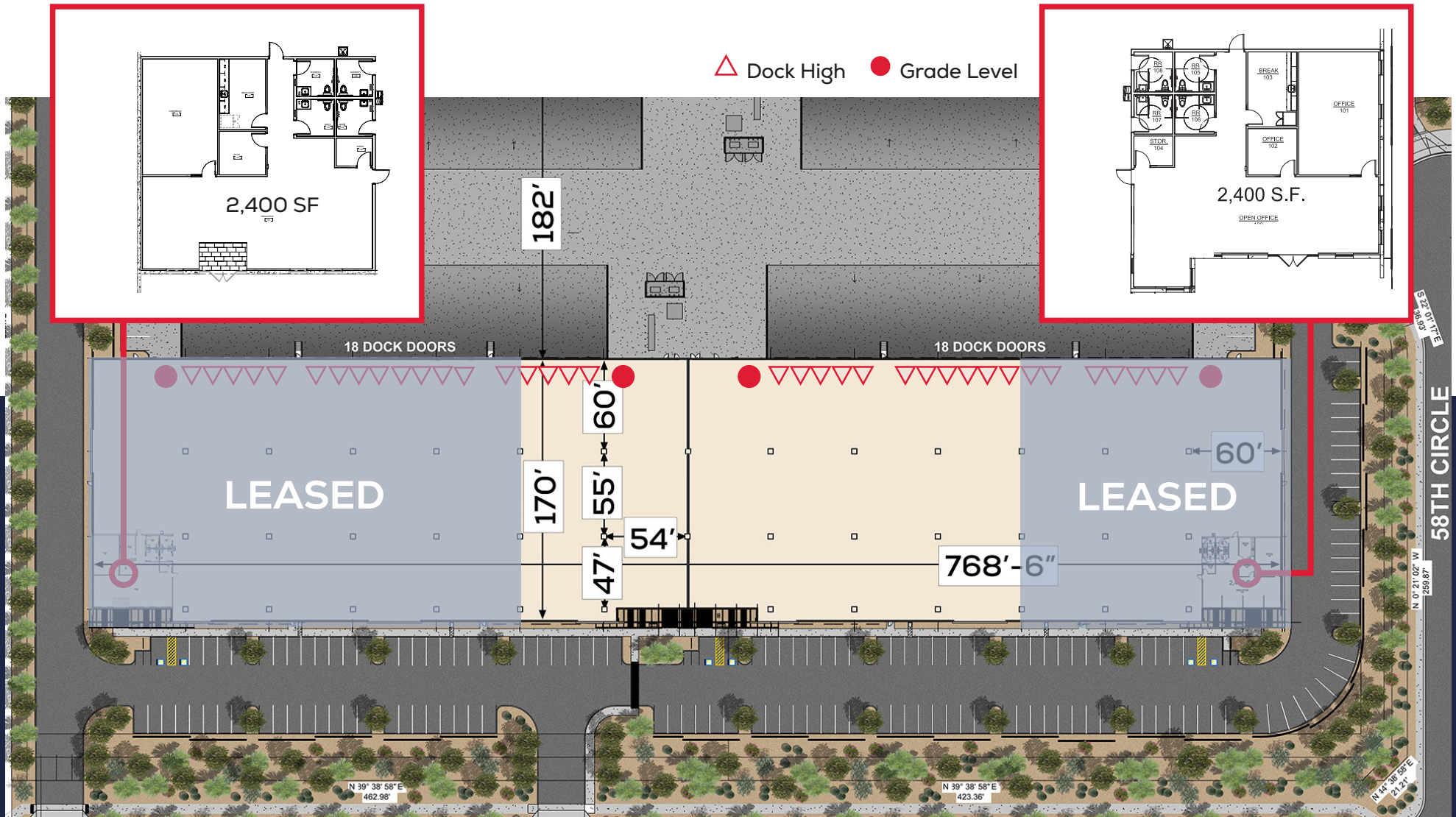
320 Auto Stalls



Fully Secured 182' Concrete



Class-B Coated Foam Roofing System with a 15 Year Warranty

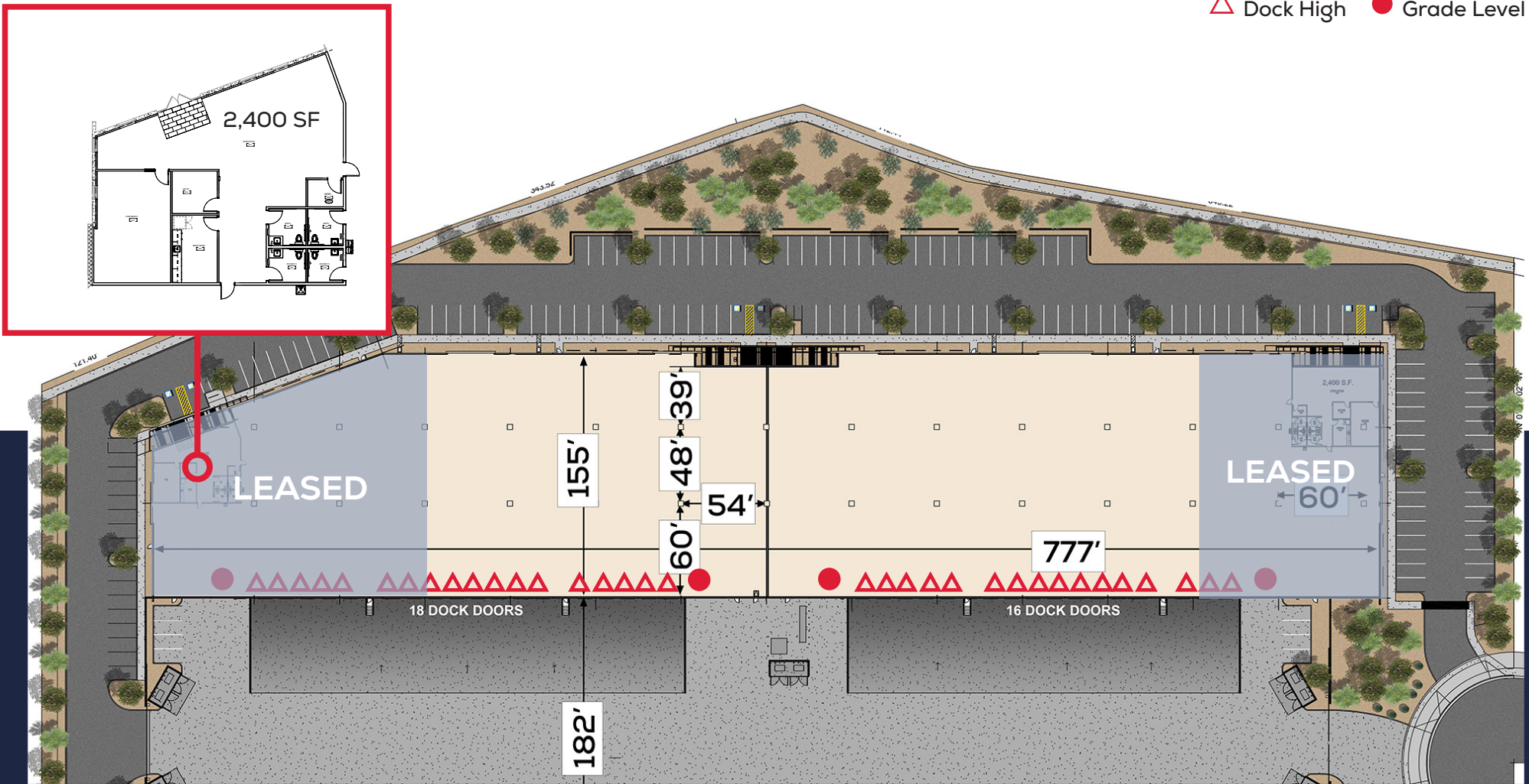


Longbow Industrial Center - Bldg 1

5710 E. McDowell Road, Mesa, AZ 85215

- Total Building: ± 129,165 SF -
Divisible to: ± 17,886 SF
- Building Dimensions: 768'-6" x 170'
- Spec Office: ±2,400 SF
- Dock Positions Available: 15
- Grade Level Positions Available: 2 (16' x 14') Motorized
- Column Spacing: 54' x 55' (60' Speed Bays)
- 2,500 Amps, 277/480V, 3 Phase
- Clear Height: 30'
- Truck Court Depth: 182'

△ Dock High ● Grade Level



Longbow Industrial Center - Bldg 2

2862 N. 58th Circle, Mesa, AZ 85215

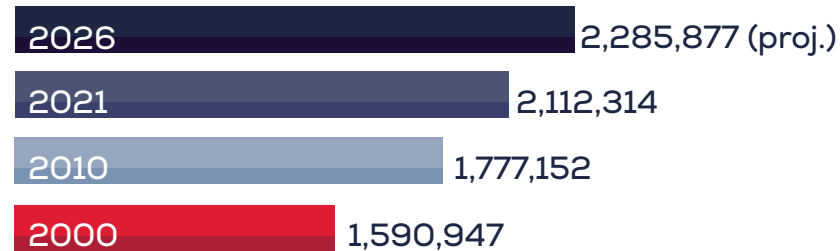
- Total Building: ±115,121 SF
- Divisible to: 33,085 SF
- Building Dimensions: 777' x 155'
- Spec Office: ±2,400 SF
- Dock Positions Available: 25
- Grade Level Positions Available: 2 (16' x 14') Motorized
- Column Spacing: 54' x 48' (60' Speed Bays)
- 2,500 Amps, 277/480V, 3 Phase
- Clear Height: 30'
- Truck Court Depth: 182'

Corporate Neighbors

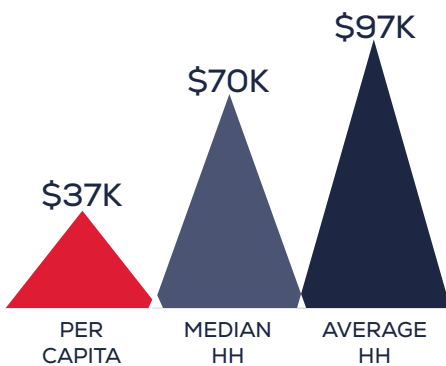


30-Minute Demographics

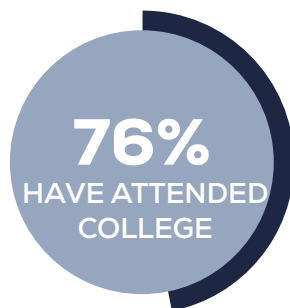
POPULATION GROWTH



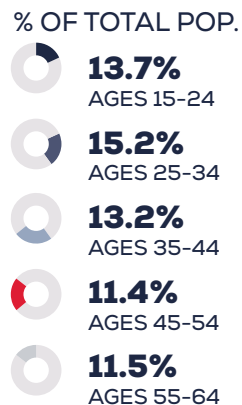
INCOME LEVELS



EDUCATION (AGES 25+)



WORKING AGE POPULATION



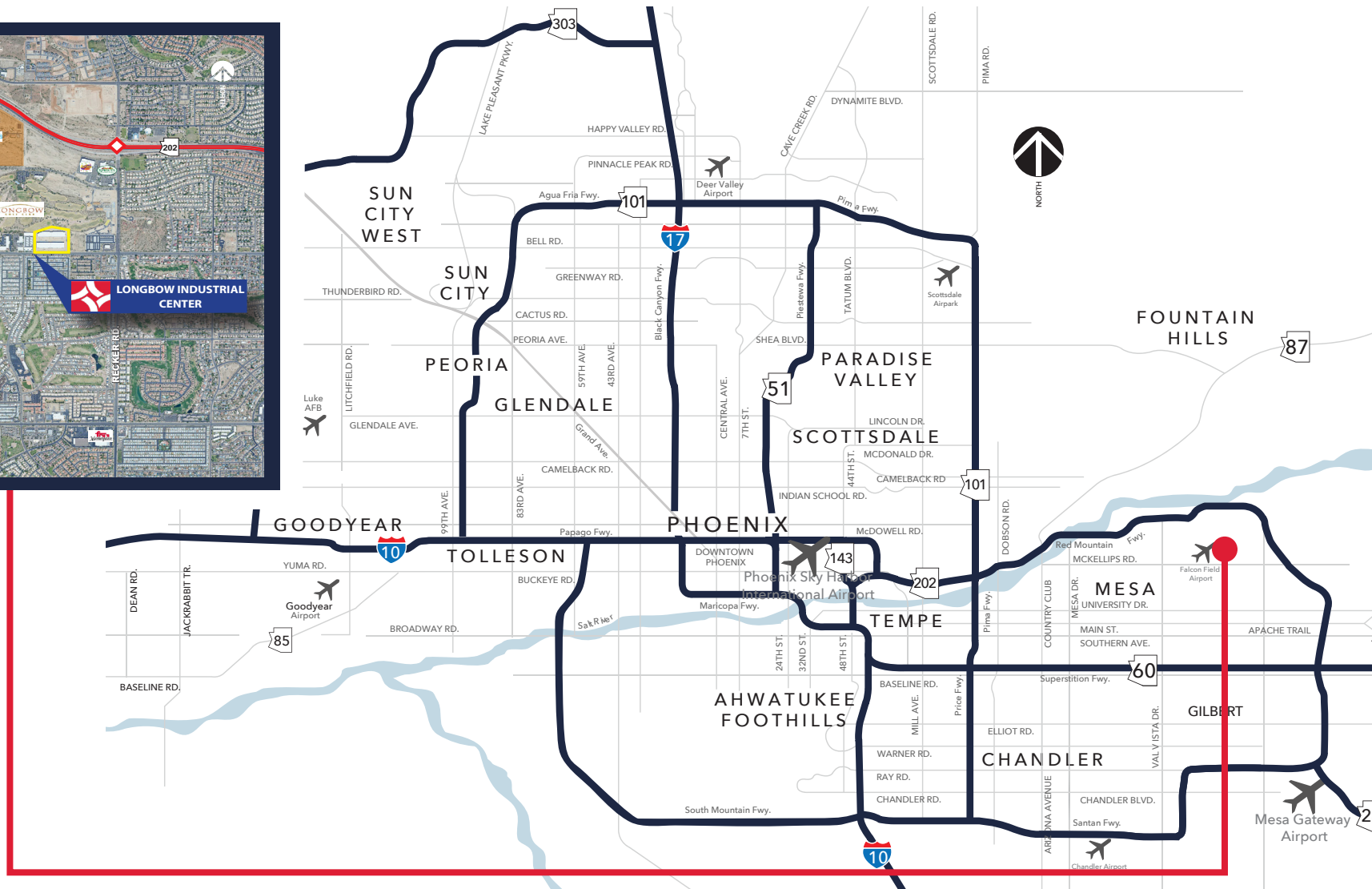
Source: ESRI

DRIVE TIMES

Arizona State University	16 Miles	16 Minutes
Arizona State University - Polytechnic	16 Miles	17 Minutes
US-60	8 Miles	9 Minutes
I-10 Freeway	22 Miles	24 Minutes
Loop 202 Freeway	1 Mile	2 Minutes
Loop 101 Freeway	13 Miles	14 Minutes
Sky Harbor International Airport	18 Miles	18 Minutes

DRIVE TIME POPULATION





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