

Phoenix-Mesa  
**Gateway**  
Airport

202

**EASTMARK**

Signal Butte Road

24

**Subject site**

Williams Field Road

Meridian Road



# ±28 acres for sale

NWC AZ 24 Highway & Meridian Road, Mesa, Arizona

Jones Lang LaSalle Americas, Inc. License #: CO508577000

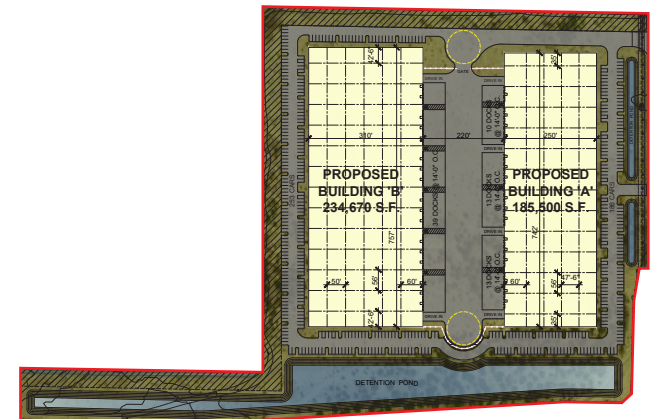
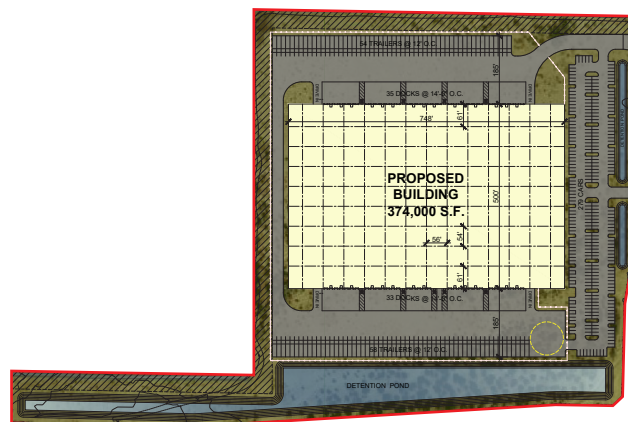
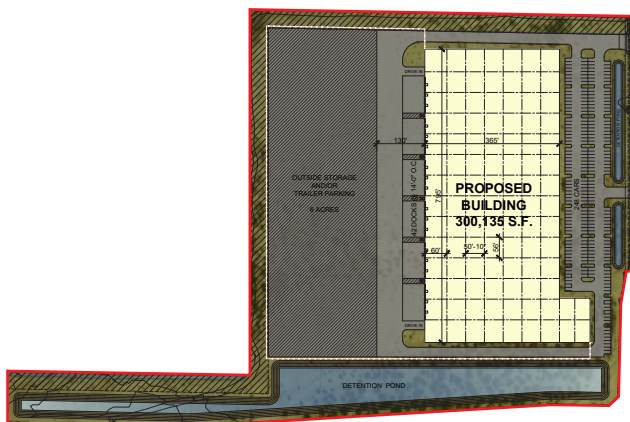


## Property overview

- ±28.5 acres
- Maricopa County parcel number 304-34-057F
- Zoning: GI (General Industrial), City of Mesa
- Freeway frontage
- Immediate access to AZ 24 Highway via full diamond interchange at Meridian Road
- Located in an Arizona Opportunity Zone



## Conceptual site plans





## Location highlights

Immediate access to AZ 24 Highway via Meridian Road

±4.5 miles from Loop 202

The site is located within the Mesa Gateway area, a developing aerotropolis and home to international companies, aerospace/aviation and defense firms, high-tech manufacturers, large industrial users, research and development, data centers, and educational institutions.



±7.4 miles | ±12 minutes



±31.4 miles | ±29 minutes



## Greater Phoenix

**4.9M**

Phoenix has the 12th largest metropolitan area in the U.S. with 4.9M people and is projected to grow more than 42% over the next 15 years

**36%**

Greater Phoenix operating costs average up to 36% less than in California

**72.5%**

Greater Phoenix represents 72.5% of the state's economy

**40+**

More than 40 universities and other institutions prepare the market's workforce across a variety of industries

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