

# **GATEWAY EAST**

LOCATED S OF SEC OF SR-24 AND ELLSWORTH, MESA, AZ



*An exceptional opportunity to lease or develop a Flex/  
Industrial Class A building with outstanding visibility  
and freeway access, at the epicenter of the coveted  
Phoenix/Mesa Gateway airport submarket.*

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# GE GATEWAY EAST

*Gateway East is a masterplanned business park situated at the intersection of the Loop 202 and State Route 24 freeways. This development is a partnership between Boyer and Phoenix-Mesa Gateway Airport (PMGAA) that will offer an attractive park setting for corporate office and industrial users.*

*With over 270 acres available for development, Gateway East will offer expansion capabilities that are unique to this site. Located in the heart of the Mesa Gateway submarket, the project benefits from unparalleled freeway connectivity and proximity to skilled labor and area amenities.*

*The Boyer Company was selected by the Phoenix-Mesa Gateway Airport Authority to be their development partner for over 270 acres located on the east side of the airport. The area is currently unimproved acreage.*

*Boyer is working with the Airport and the City of Mesa to establish design guidelines, a masterplan, utility plans, and overall infrastructure requirements so that the development of the first phase, consisting of approximately 100 acres can be started. The project will include restaurants, hotels, office, manufacturing and smaller industrial buildings. The project will be ground leased from the Airport Authority using long-term ground leases.*





Multi-Use Industrial  
Park - ±270 Acres



Less than 2 minutes  
to AZ-24 and Loop  
202



Located within  
Phx-Mesa Gateway  
airport boundaries



2 minutes from  
Eastmark - AZ's fastest  
growing community



20 Restaurants  
within 10 minutes of  
property



# PHASE I CONCEPTUAL SITE PLAN



**INDUSTRIAL**



BUILDING A  
200,000 SF

BUILDING B  
175,000 SF

BUILDING C  
150,000 SF

BUILDING D  
120,000 SF

BUILDING E  
60,000 SF

BUILDING G  
56,000 SF

BUILDING H  
45,000 SF

BUILDING I  
82,000 SF

BUILDING J  
82,000 SF

BUILDING K  
38,000 SF

BUILDING L  
35,000 SF

BUILDING M  
53,000 SF

BUILDING N  
48,000 SF

## RETAIL

P1  
7,000 SF

P4  
5,000 SF

P2  
14,500 SF

P5  
4,000 SF

P3  
4,500 SF

## OFFICE

BUILDING F  
150,000 SF



## Bell Bank Ballpark

Bell Bank Ballpark is a 320-acre facility that hosts Legacy Sports USA's youth, adult, and amateur sports teams, and serves as a venue for events, concerts, youth sports tournaments, and fitness opportunities.

## Vestar

Vestar is a nationally recognized leader in the acquisition, management and development of retail real estate. Their current portfolio totals 30 million square feet in 68 properties throughout eight southwestern states.

## Eastmark

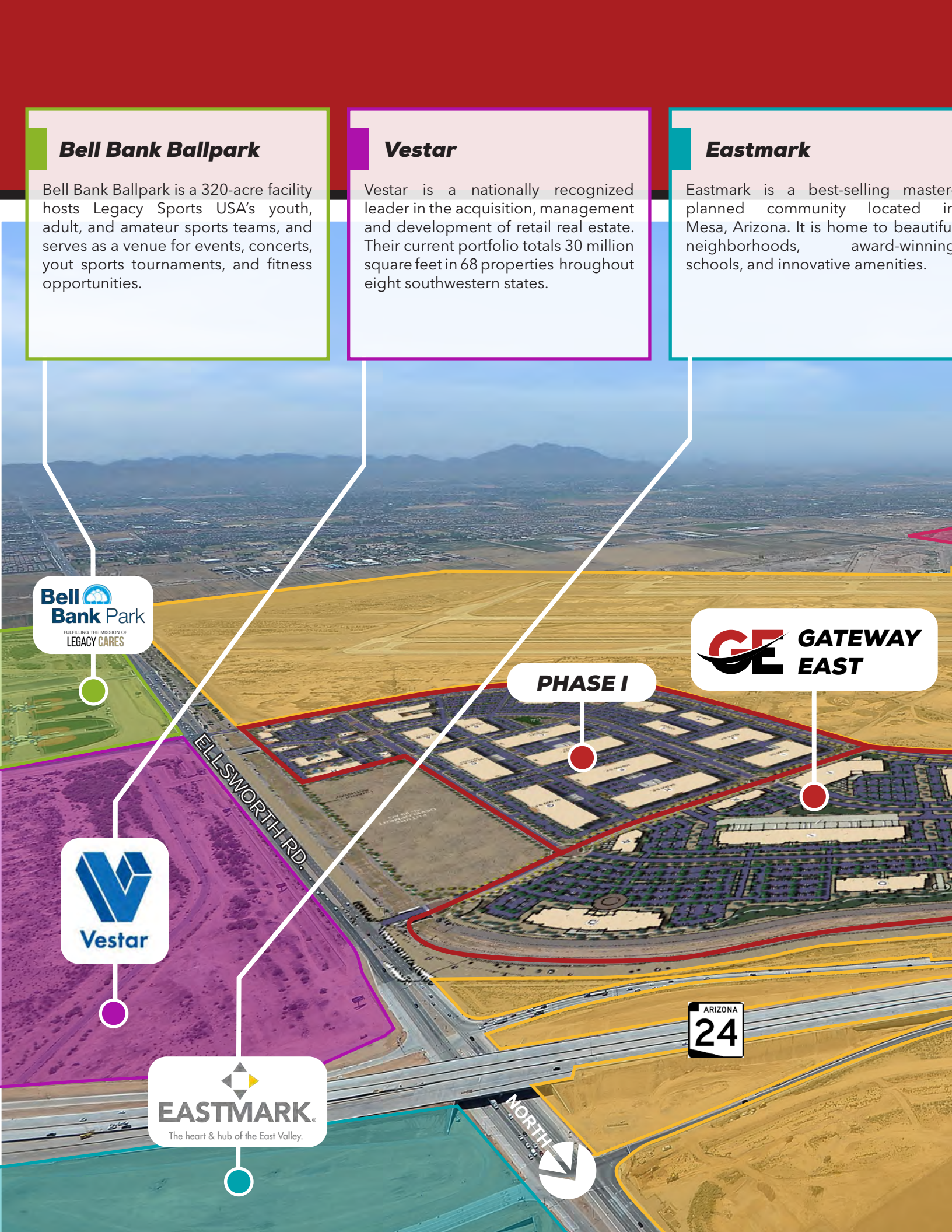
Eastmark is a best-selling master-planned community located in Mesa, Arizona. It is home to beautiful neighborhoods, award-winning schools, and innovative amenities.



PHASE I



NORTH



## ASU Polytechnic

ASU Polytechnic This 600-acre Arizona State University satellite campus is home to more than 11,487 students enrolled in 40 degree programs.

## Phoenix-Mesa Gateway Airport

Phoenix-Mesa Gateway Airport Five airlines currently serve Phoenix-Mesa Gateway Airport with Allegiant being the largest. The airport offers service to 35 cities nationwide via Allegiant airlines. In addition, it also hosts more than 40 companies and is quickly developing as an international aerospace center.

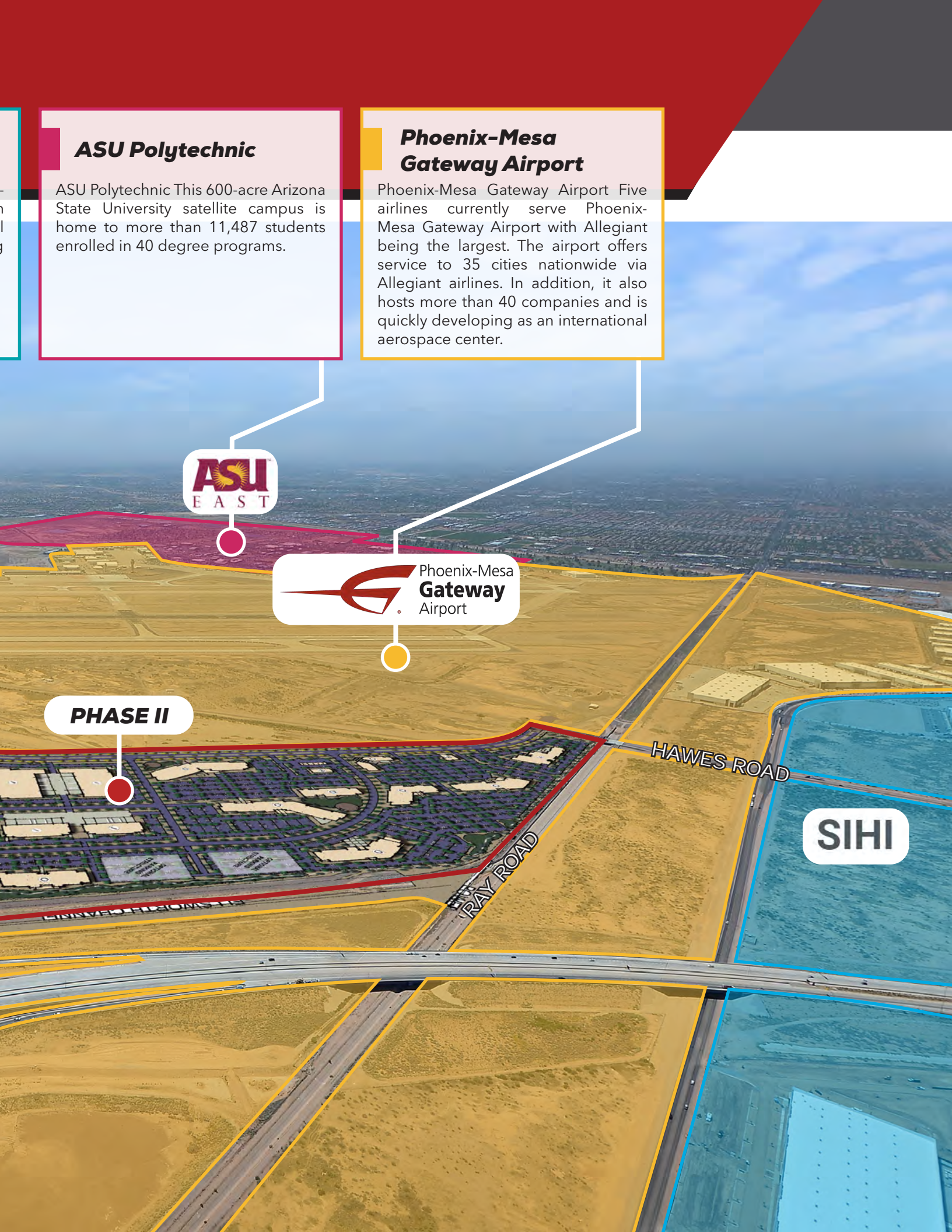


**PHASE II**

HAWES ROAD

RAY ROAD

**SIHI**



LENN  
The Home of Every

Google

taylor  
mo  
Homes Ins

ELLIOT RD.

WARNER RD.

FCP EURO

POTATO BARN  
THINK HOME FORTITUDE

202

RAY RD.

HIGLEY RD.

RECKER RD.

POWER RD.

WILLIAMS FIELD RD.

ASU  
EAST

PECOS RD.

CITY OF MESA

PECOS RD.





**NAR**  
Everything's Included.

**amazon**

**SIHI**

**niagara**  
RAISING THE BAR  
FOR THE EAST VALLEY

**Dynalectric**  
An EMCOR Company



**NASH**  
POWERPOINT

**facebook**

**amazon**

**Apple**

**Horizon**  
Inspired by You

**LANDFORD HOMES**

**CONCORDANCE**  
HEALTHCARE SOLUTIONS

OVER 20 RESTAURANTS  
WITHIN 10 MINUTES OF THE  
PROPERTY, INCLUDING:

**xcom**

**Sysco**

**HYUNDAI  
TRANSYS**

**OEG**

**SIHI**

ARIZONA  
**24**

**EASTMARK**  
The heart & hub of the East Valley.

**Raising Cane's**  
CHICKEN FINGERS

**DUNKIN' DONUTS**

**McDonald's**

**STARBUCKS COFFEE**

**Jack in the box**

**CALDWELL COUNTY BBQ**

**Joe's GROUND'S**  
PREMIUM COFFEE SHOP

**THE BURRITO SHACK**

**COCKATOO'S**

**Parrish's**

**B**  
LOCAL INDEPENDENT BOTTLED BEER

**BURGER KING**

**TACO BELL**

**POPEYES**

**COLD STONE CREAMERY**

**Phoenix-Mesa Gateway Airport**

**Vestar**

**Gulfstream**  
A GENERAL DYNAMICS COMPANY

**Bell Bank Park**  
FULFILLING THE MISSION OF  
LEGACY CARES

**amazon**

**FUJIFILM**

**SIHI**

**SIHI**

**STATE LAND**

**TE TRW**

**CMC Commercial Metals**



504,258  
Mesa  
Population



551,155  
2026 Projected  
Population



36.6 Mesa  
Median Age



41% Phoenix-  
Mesa Associates  
Degree+



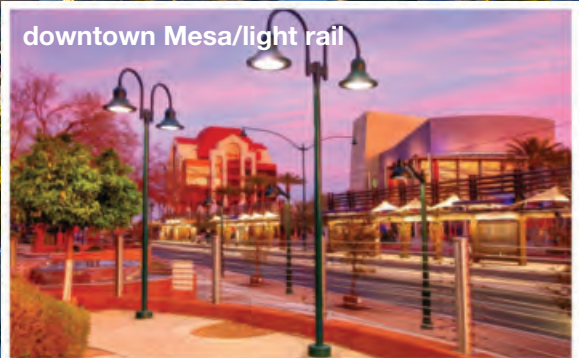
2,595,681  
Phoenix-Mesa  
labor force



Aerospace,  
Healthcare and  
Technology



downtown Mesa/light rail



Mesa performing arts center



Mesa executive housing



a development of

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