

IMMEDIATELY AVAILABLE

AC UNITS
DOCK EQUIPMENT
LIGHTING

MET202



ELLIOT ROAD AND CRISMON ROAD, MESA AZ

±783,000 SF INDUSTRIAL PARK

**CLICK OR SCAN FOR
PROPERTY VIDEO**



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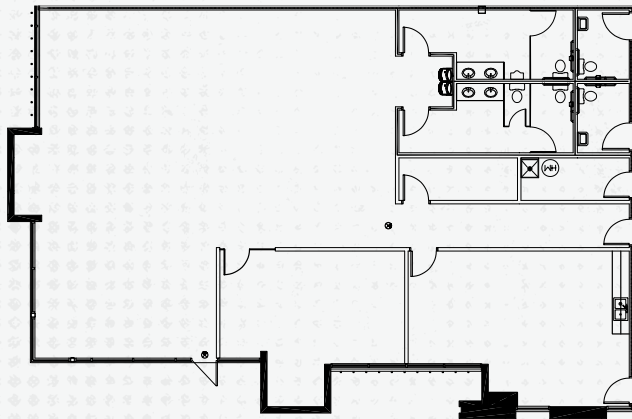
Manulife Investment Management

MET202

- ±783,000 SF industrial park
- ±56.5 acre lot
- ESFR sprinklered
- 1,498 total parking spaces
- R-38 insulation
- AC units, dock equipment, and lighting immediately available

	BUILDING A 3431 S Crismon Rd	BUILDING B 3437 S Crismon Rd	BUILDING C 3355 S Crismon Rd	BUILDING D 3265 S Crismon Rd	BUILDING E 3223 S Crismon Rd
Building Size	84,265 SF	84,265 SF	202,125 SF	192,580 SF	220,375 SF
Available	31,464 SF	LEASED	202,125 SF	LEASED	220,375 SF
Office	±3,492 SF	±3,492 SF	±3,492 SF	±3,492 SF	±3,429 SF
Clear Height	32'	32'	32'	32'	32'
Dock-High Doors	7	20	52	46	52
Grade-Level Doors	1	4	4	8	4
Power	TBD	3,000 A, 277/480v (expandable)	3,600 A, 277/480v (expandable)	3,600 A, 277/480v (expandable)	3,600 A, 277/480v (expandable)

OFFICE SPEC SUITE LAYOUT



Office Spec Suite





LOOP 202

1.8 miles to Loop
202 via Elliot Road

PMGA

7.5 miles to Phoenix-Mesa
Gateway Airport

SKY HARBOR

26.7 miles to Phoenix Sky
Harbor International Airport

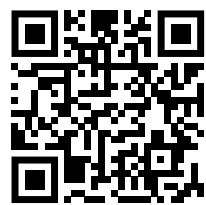
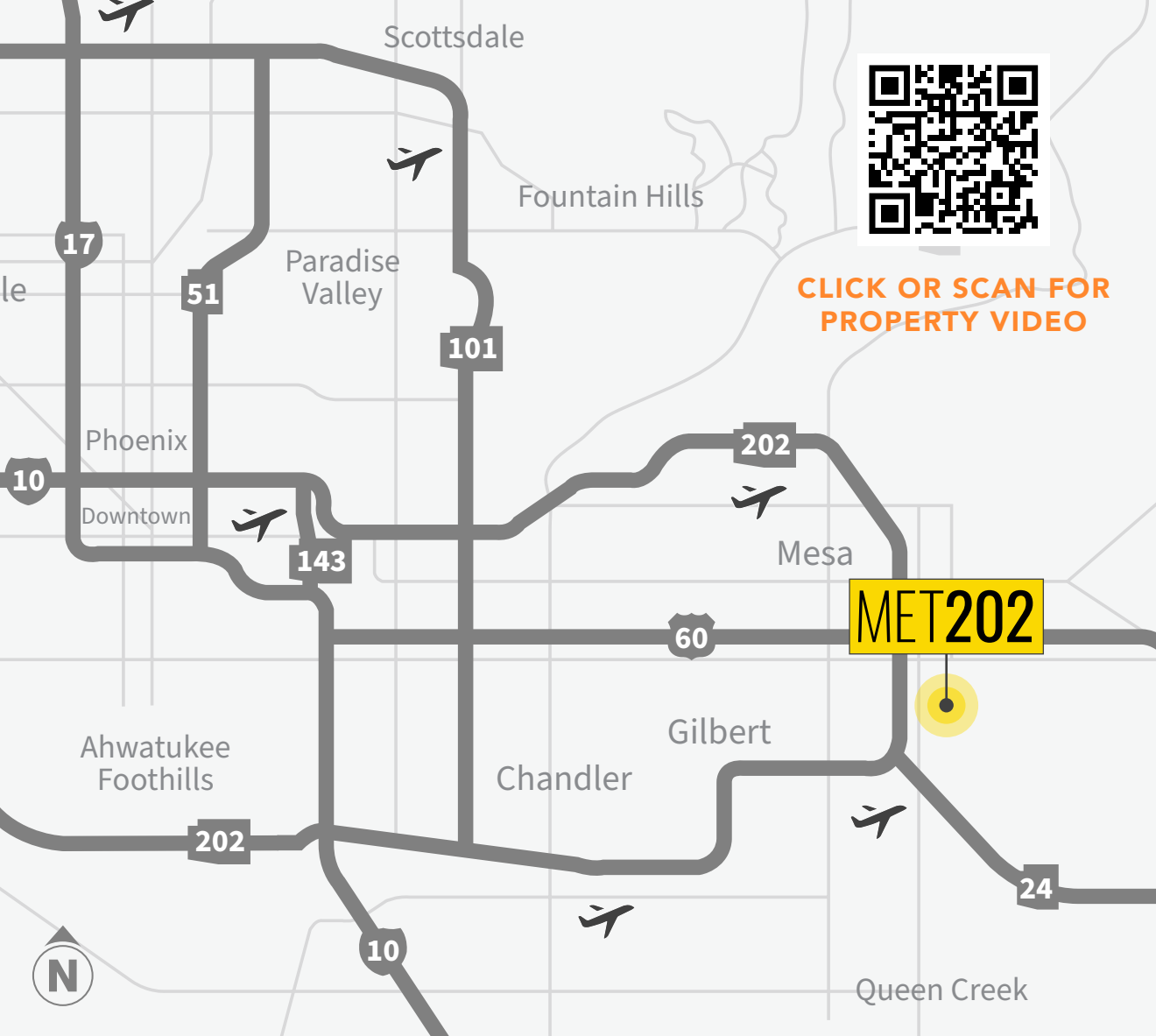
ELLIOT ROAD TECHNOLOGY CORRIDOR

Power, land, water, natural gas, fiber, market access, quick entitlement process, Foreign Trade Zone - the Elliot Road Technology Corridor has everything high-tech manufacturers need to get up an running fast at a very competitive cost.

The corridor is located adjacent to Salt River Project's (SRP) 500kV, 230kV and 69kV transmission lines and Browning receiving station. Perfect for companies needing large amounts of redundant dedicated power.

Multiple fiber providers in the Corridor provide dark and lit fiber services, extensive interconnectivity, and redundancy for high-tech industry needs.

Southwest Gas provides competitively-priced natural gas service to the area.



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MESA, AZ

37TH largest city in the U.S. Larger than Miami, Minneapolis, and Atlanta.

2ND largest city in Phoenix-Mesa metro. 3rd largest in Arizona.

1.4M workforce population within a 30-minute drive

TARGETED INDUSTRIES

- Advanced Manufacturing / High Tech
- Semiconductor
- Aerospace & Defense
- Medical Device
- Pharmaceutical
- Electric Vehicle
- E-commerce / Last Mile
- Research & Development

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