

Directly adjacent to

**PHOENIX MESA
GATEWAY AIRPORT**

GATEWAY TECHNOLOGY COMMERCE CENTER

BUILDING 1

7535 E Ray Rd | Mesa, AZ



INDUSTRIAL FOR LEASE

±27,172 SF AVAILABLE 1/1/26

LIBITZKY
PROPERTY COMPANIES

CBRE

**LEE &
ASSOCIATES**

SITE PLAN



PROJECT FEATURES

SIZE

±27,172 SF
Divisible to 13,496 & 13,676 SF

CLEAR HEIGHT

±24'

COOLING

Evap cooled

TRUCK WELL DOORS

4 (9'x10')

GRADE LEVEL DOORS

4 (12'x14')

POWER

200 - 400 amps
277/480v SES

SPRINKLERS

ESFR

LOCATION

Direct access to Phoenix
Mesa Gateway Airport

ZONING

LI, City of Mesa

BUILDING DEPTH

±160'

ASKING RATE

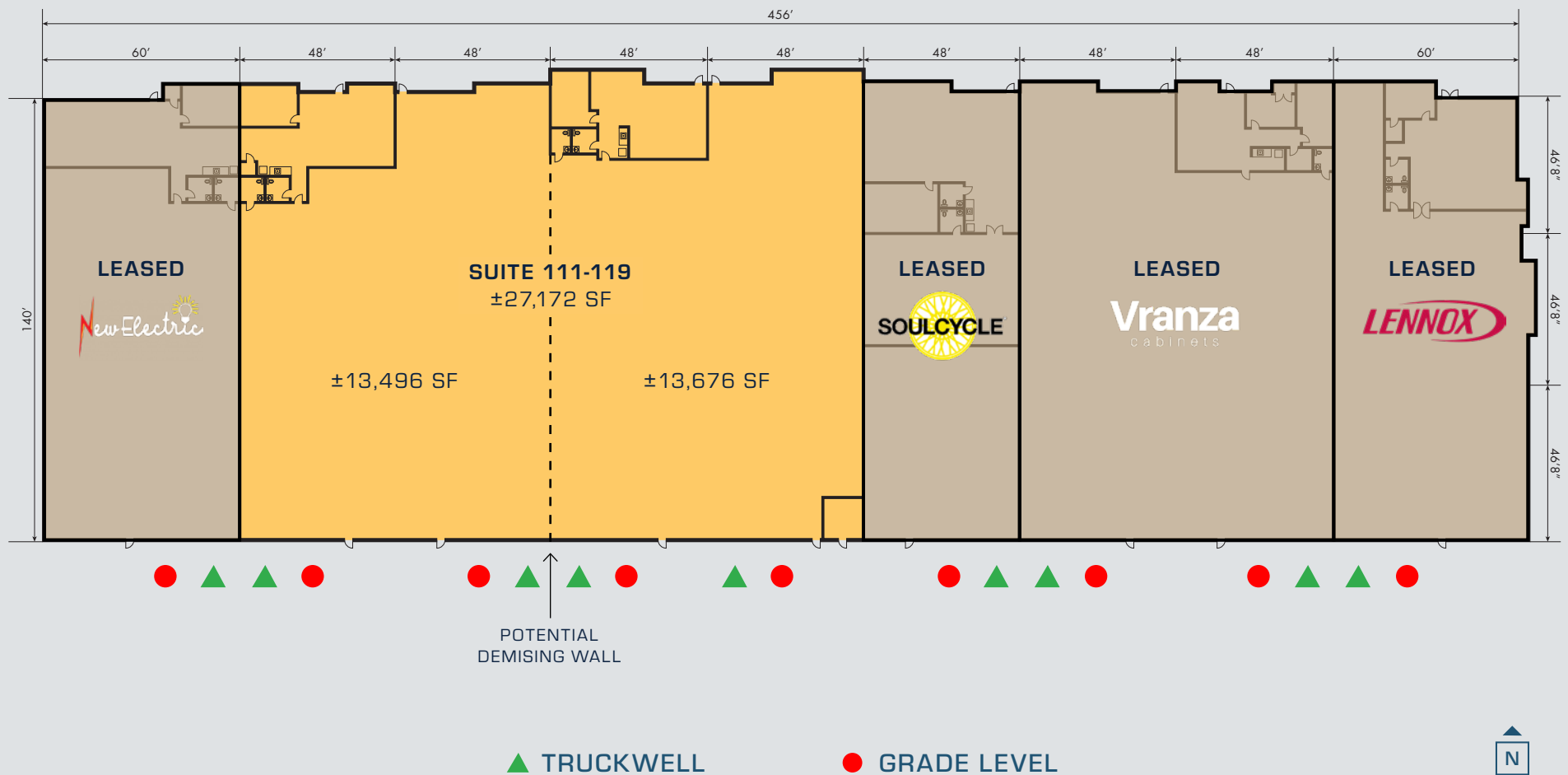
\$1.35/SF NNN

AVAILABLE

01/01/2026

FLOOR PLAN | BUILDING 1

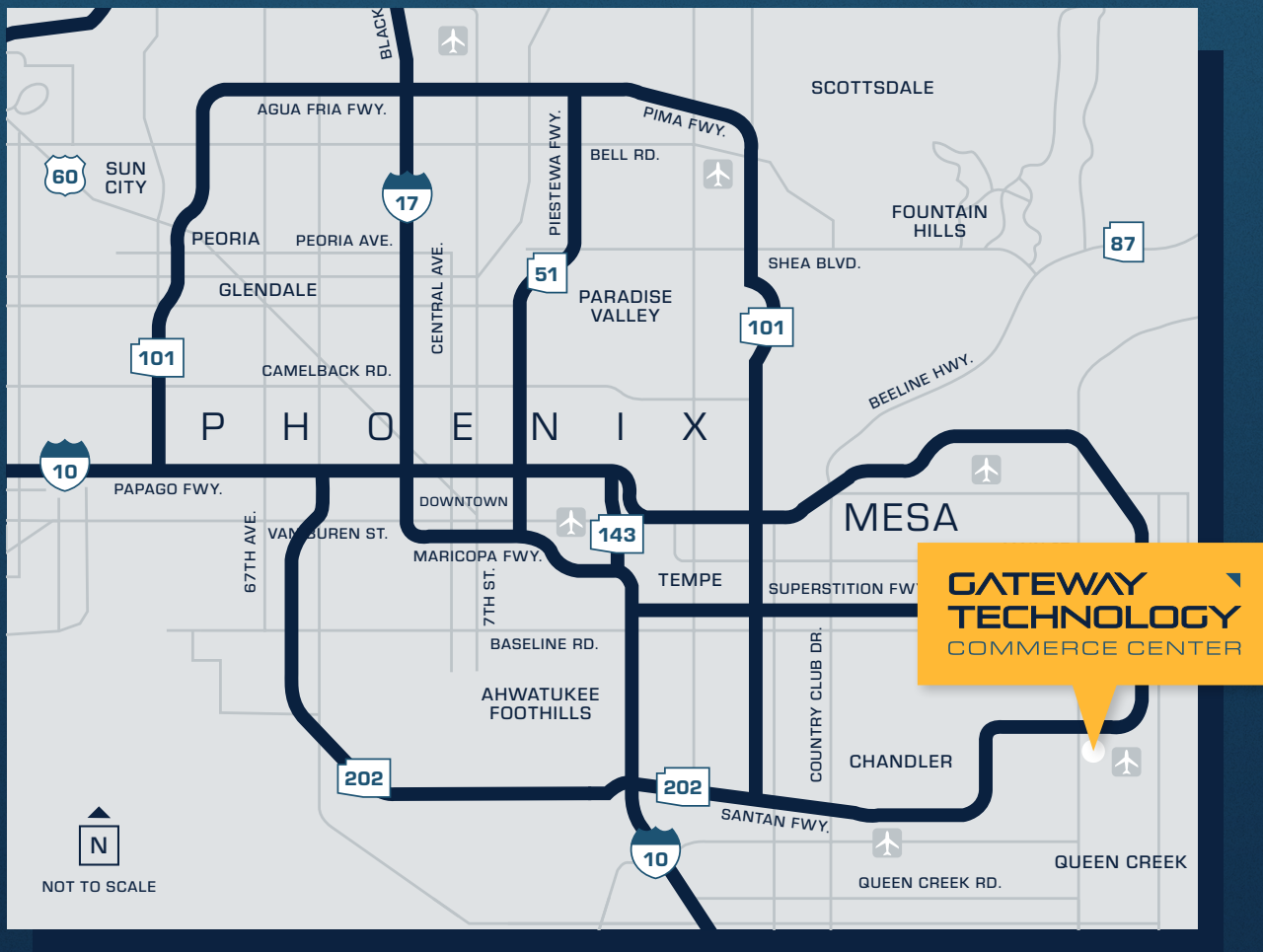
±21,172 SF AVAILABLE





GATEWAY
TECHNOLOGY
COMMERCE CENTER





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LIBITZKY
PROPERTY COMPANIES

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LEE & ASSOCIATES