

**EIGHT-BUILDING INDUSTRIAL PARK // ±1,552,396 SF**  
PHASE I SHELL CONSTRUCTION COMPLETE



CLICK OR SCAN  
FOR VIDEO



CLICK OR SCAN  
FOR WEBSITE



**BUILDING 1 // 159,047 SF**  
4732 S. SOSSAMAN ROAD

**BUILDING 2 // 159,047 SF**  
4728 S. SOSSAMAN ROAD

**BUILDING 3 // 199,132 SF**  
4724 S. SOSSAMAN ROAD

**BUILDING 4 // 130,495 SF**  
4702 S. SOSSAMAN ROAD

**BUILDING 5 // 182,607 SF**  
4638 S. SOSSAMAN ROAD

NWC LOOP 202 & SOSSAMAN ROAD // MESA, ARIZONA



# PROJECT FEATURES



Fantastic Loop 202 Freeway Frontage



Roof: Hybridized Deck System



Zoning: LI with PAD, City of Mesa



ESFR Sprinkler System

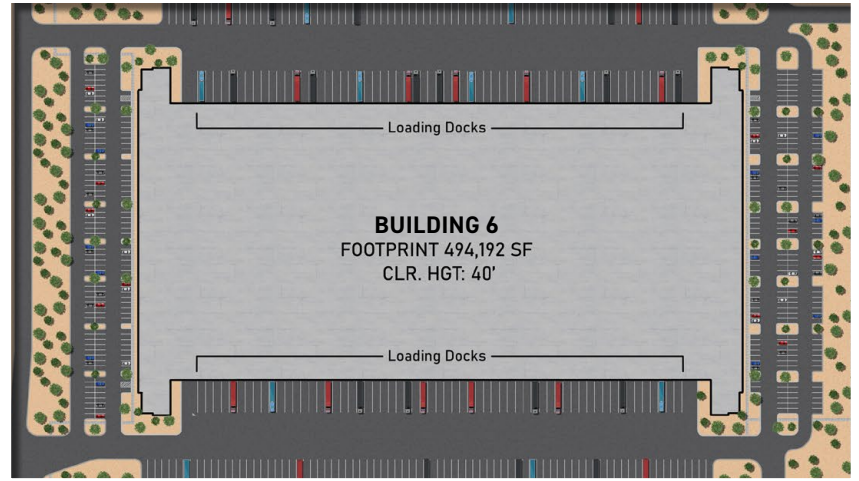


R5.6 Polyiso Insulation Board above  
+ R30 Composite R38 System

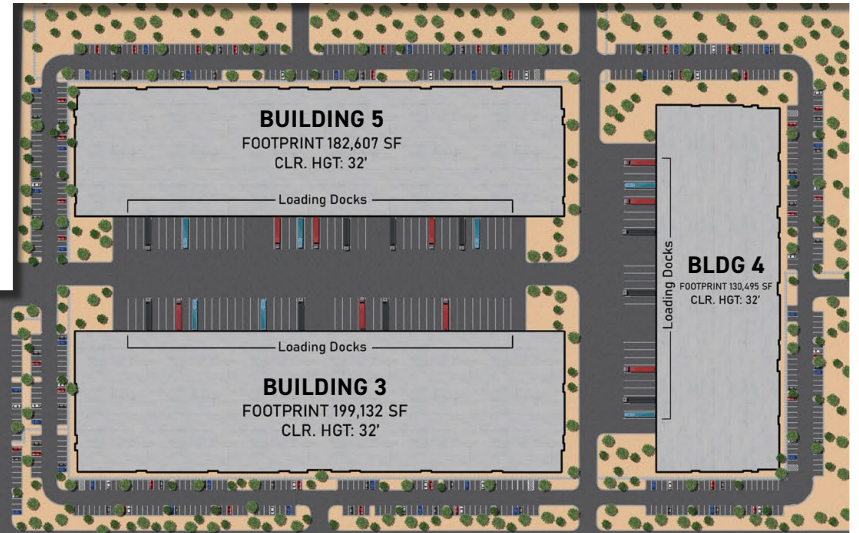
## FUTURE DEVELOPMENT



## PHASE II: BUILD TO SUIT



## PHASE I: DELIVERED Q4 2023



SOSSAMAN ROAD

# PHASE I

<b>BUILDING</b> <b>01</b>	<b>PHASE I</b> <b>4732 S. SOSSAMAN ROAD</b> <b>Size:</b> ±159,047 SF (Divisible) <b>Clear Height:</b> ±32' <b>Loading:</b> 39 Dock High 4 Grade Level <b>Power:</b> 2,400 Amps, 480/277, 3 Phase <b>Dimensions:</b> 760' x 210' <b>Auto Parking:</b> 263 Spaces + 4 ADA Spaces
<b>BUILDING</b> <b>02</b>	<b>PHASE I</b> <b>4728 S. SOSSAMAN ROAD</b> <b>Size:</b> ±159,047 SF (Divisible) <b>Clear Height:</b> ±32' <b>Loading:</b> 39 Dock High 4 Grade Level <b>Power:</b> 2,400 Amps, 480/277, 3 Phase <b>Dimensions:</b> 760' x 210' <b>Auto Parking:</b> 254 Spaces + 4 ADA Spaces
<b>BUILDING</b> <b>03</b>	<b>PHASE I</b> <b>4724 S. SOSSAMAN ROAD</b> <b>Size:</b> ±199,132 SF (Divisible) <b>Clear Height:</b> ±32' <b>Loading:</b> 38 Dock High 4 Grade Level <b>Power:</b> 2,400 Amps, 480/277, 3 Phase <b>Dimensions:</b> 832' x 240' <b>Auto Parking:</b> 183 Spaces + 4 ADA Spaces
<b>BUILDING</b> <b>04</b>	<b>PHASE I</b> <b>4702 S. SOSSAMAN ROAD</b> <b>Size:</b> ±130,495 SF (Divisible) <b>Clear Height:</b> ±32' <b>Loading:</b> 21 Dock High 6 Grade Level <b>Power:</b> 2,400 Amps, 480/277, 3 Phase <b>Dimensions:</b> 624' x 210' <b>Auto Parking:</b> 208 Spaces + 4 ADA Spaces
<b>BUILDING</b> <b>05</b>	<b>PHASE I</b> <b>4638 S. SOSSAMAN ROAD</b> <b>Size:</b> ±182,607 SF (Divisible) <b>Clear Height:</b> ±32' <b>Loading:</b> 34 Dock High 6 Grade Level <b>Power:</b> 2,400 Amps, 480/277, 3 Phase <b>Dimensions:</b> 832' x 220' <b>Auto Parking:</b> 202 Spaces + 4 ADA Spaces

# AREA DEMOGRAPHICS

Within a 30-minute drive time radius

2023 total population

**1,610,710**

2028 projected population

**1,640,984**

Projected population growth between 2023-2028

**1.88%**

Median household income

**\$85,361**

Median home value

**\$384,823**

Total employed labor force

**800,931**

Median age

**36.4**





# ±10 MILLION SF OF RETAIL NEARBY





**37th**

largest city in the US, larger than Minneapolis, Miami, and Atlanta

**2nd**

largest city in Phoenix-Mesa metro, 3rd largest in Arizona

**1.4 M**

workforce population within a 30-minute drive

## WHY INDUSTRIAL HERE?



Between 2015 and 2021, Arizona's manufacturing share of Real GDP, a measure of economic output, **grew from \$25.2 billion to \$32.8 billion for a rate of 30.4%** — more than double the US manufacturing growth rate (14%).



Arizona has added **14,100 jobs** in manufacturing over the year, a growth rate of 7.8%, more than double the U.S. rate of 3.7%.



Arizona is ranked **number 3** in the country for semiconductor manufacturing and **top 5** for aerospace and defense manufacturing employment.

## INDUSTRY CONCENTRATION

within a 30-minute drive

**1,223**

Manufacturing firms

**66,563**

Manufacturing employees

**421**

Transportation warehouse firms

**37,014**

Transportation warehouse employees

Mesa is home to

## NOTABLE INDUSTRIAL TENANTS



## EDUCATION

within Mesa, AZ

**90%**

High school graduates

**30%**

Bachelor's degree or higher



**NO. 1**

The East Valley is #1 for aerospace manufacturing



**STEVE LARSEN, SIOR, CCIM**

Executive Managing Director  
T +1 602 282 6296  
M +1 602 751 1145  
steve.larsen@jll.com

**PAT HARLAN, MCR, SLCR**

Senior Managing Director  
T +1 602 282 6298  
M +1 602 549 6350  
pat.harlan@jll.com

**JASON MOORE, CCIM**

Executive Vice President  
T +1 602 282 6280  
M +1 602 391 8989  
jason.moore@jll.com

**KYLE WESTFALL, SIOR**

Senior Managing Director  
T +1 602 282 6297  
M +1 602 451 3057  
kyle.westfall@jll.com



**RUSTY KENNEDY**

Executive Vice President  
CBRE | Capital Markets | National Partners  
T +1 602 735 1712  
M +1 602 696 8616  
rusty.kennedy@cbre.com



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