

Gateway 202

Industrial • Data Center • Office • Hotel



±166 acre Master Planned Industrial Park

SWC Ellsworth Road & Warner Road, Mesa, AZ

Strong infrastructure and advancing

Water: City of Mesa

- 16" line in Ellsworth Road
- 16" line in Ray Road
- 12" line in Warner Road

Power: SRP

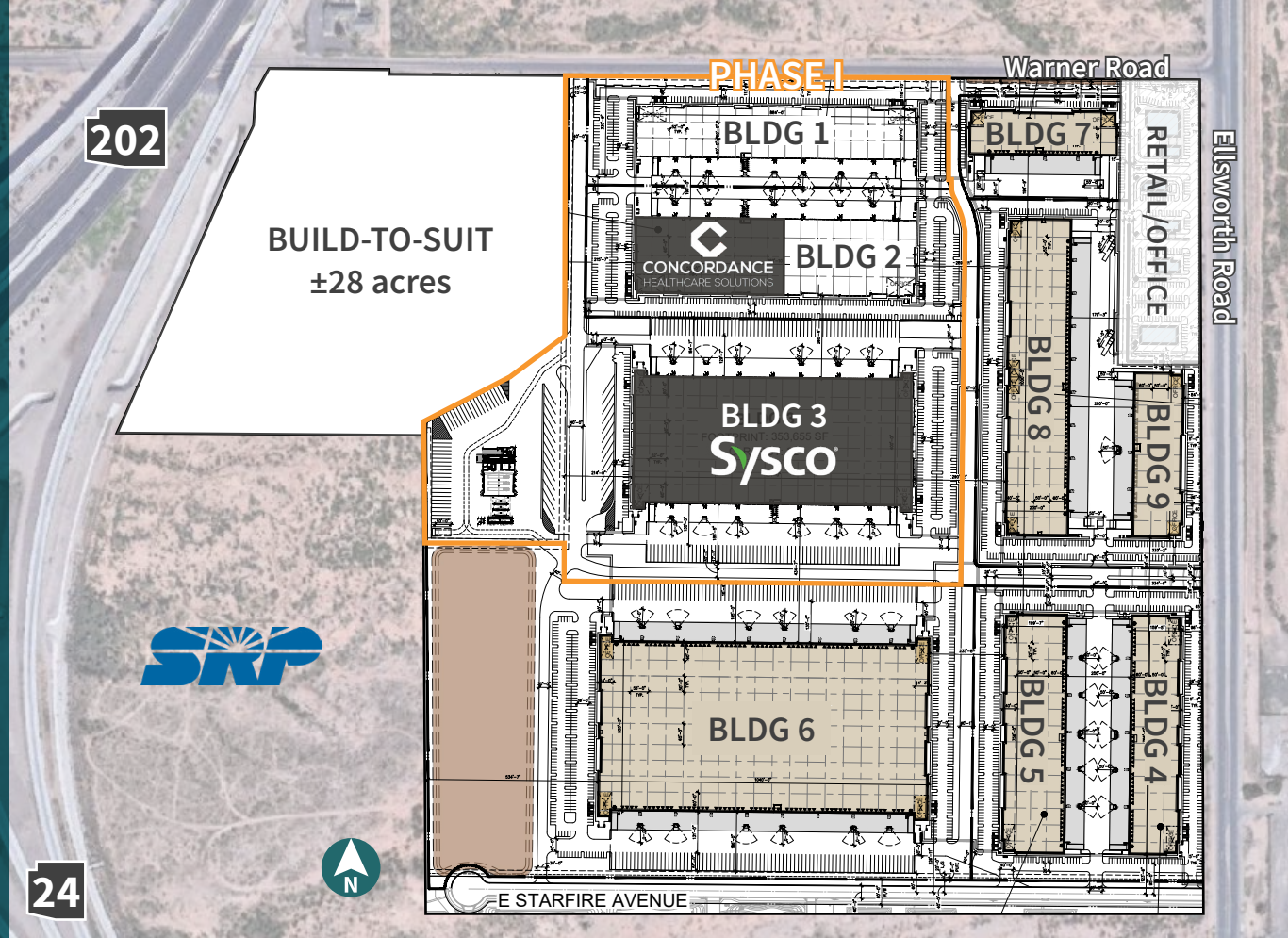
- Entitlements, construction and pricing for an on-site substation defined by SRP and provided in a will-serve letter

Sewer: City of Mesa

- 18" or 21" planned sewer line in Ellsworth Road

Access:

- 3 full-diamond interchanges within 1/2 mile
- Second phase of SR-24 from Ellsworth Rd to Ironwood Dr. now open to Ironwood Drive



Property features

±166 gross acres Zoned Industrial

Major freeway visibility and frontage

±28 acres industrial build-to-suit opportunities

	Building	Building Size (SF)	Available (SF)	Office (SF)	Dock-high Doors (with pit levelers)	Grade-level Doors	Clear Height	Power	Parking
PHASE I	Building 1	139,364	139,364	To suit	49	2	32'	3,000A (expandable)	1.67/1000 SF
	Building 2	198,869	87,529	To suit	49	2	32'	3,000A (expandable)	2.08/1000 SF
	Building 3	353,655	10,450	±17,683	98	4	36'	3,000A (expandable)	1.16/1000 SF
PHASE II / BTS	Building 4	118,392	118,392	±5,920	47	2	32'	TBD	1.98/1000 SF
	Building 5	148,752	148,752	±7,438	47	2	32'	TBD	1.49/1000 SF
	Building 6	557,650	557,650	±27,883	112	4	36'	TBD	0.74/1000 SF
	Building 7	64,567	64,567	±3,228	21	2	32'	TBD	1.30/1000 SF
	Building 8	197,637	197,637	±9,882	56	2	32'	TBD	1.38/1000 SF
	Building 9	81,083	81,083	±4,054	21	4	32'	TBD	1.10/1000 SF



Tremendous Growth Corridor

Demographics:

- 20,000 people expected population growth in the next five years
- \$78,965 median household income within a five-mile radius
- 34-year-old median age

Recent development:

- 43 industrial properties totaling 3,600,000 square feet in the last three years
- Data centers under construction or planned nearby
- 11 office properties totaling 332,000 square feet built in the last three years
- Adjacent to DMB Eastmark - the 5th best selling single family home community in the country

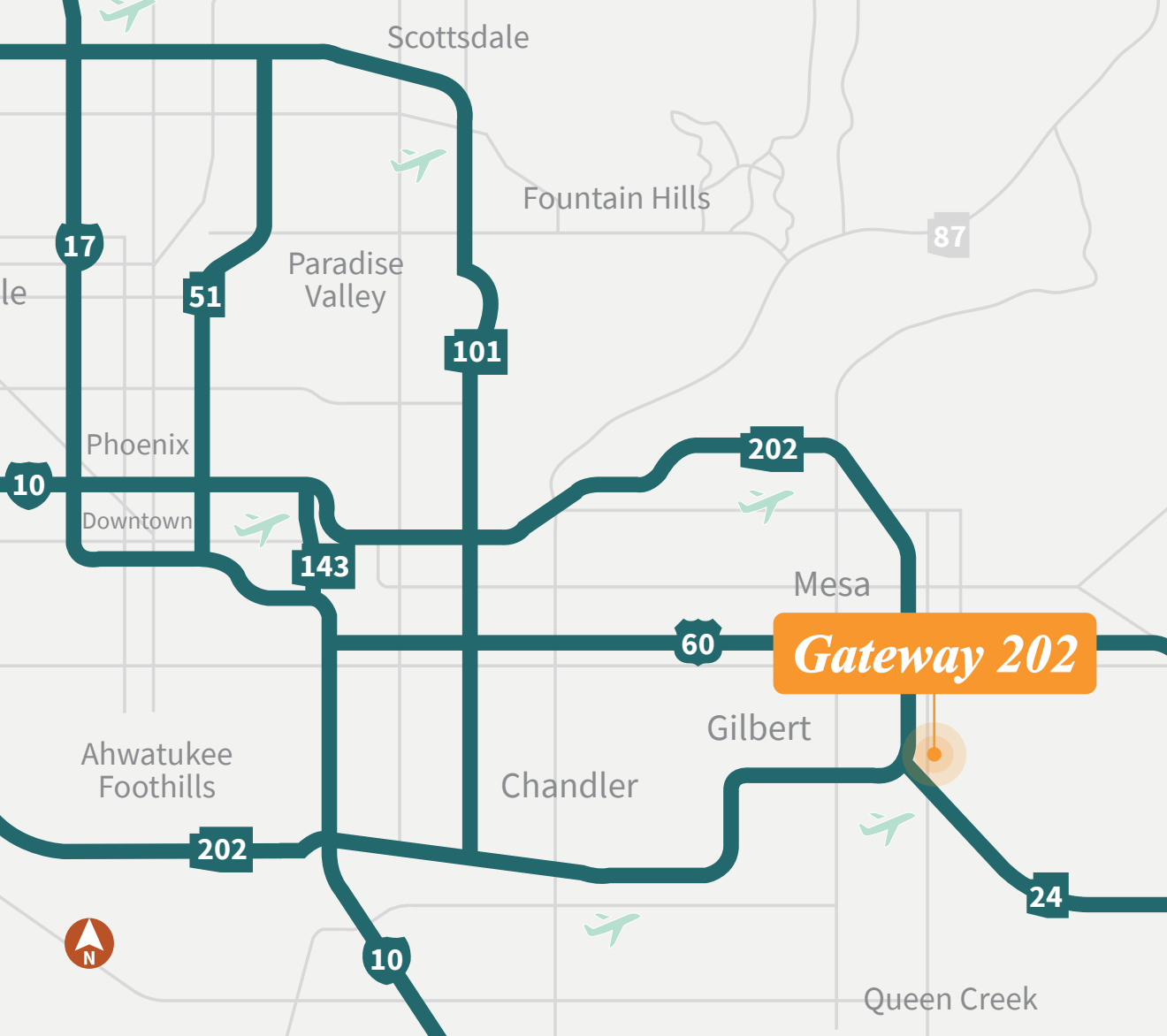
A strategic location:

- Near the Phoenix-Mesa Gateway Airport and ASU Polytechnic Campus
- Approximately 28 miles from Phoenix Sky Harbor International Airport

Source: JLL Research / City of Mesa / Esri

Notable deals

- Dexcom
- Google
- Niagara
- Cyrus One
- Lowe's
- CAVU Aerospace



Mesa, Arizona

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.

Opportunity zone land

- Capital gains tax incentive for investing in opportunity zone
- Temporary deferral for capital gains reinvested
- Step-up in basis to 15%
- Permanent exclusion from taxable income of future capital gains

Kyle Westfall, SIOR

Managing Director
+1 602 282 6297
kyle.westfall@jll.com

Steve Larsen, SIOR, CCIM

Executive Managing Director
+1 602 282 6296
steve.larsen@am.jll.com

Pat Harlan, MCR, SLCR

Senior Managing Director
+1 602 282 6298
pat.harlan@jll.com



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