

AVAILABLE FOR SALE/LEASE

8817 E PECOS RD | MESA, ARIZONA 85212

DEVELOPED BY:



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

UNDER CONSTRUCTION - INDUSTRIAL BUILDING WITH YARD
±24,945 SF SMALL-MEDIUM BAY OWNER/USER OPPORTUNITY





Property Summary

8817 E Pecos Rd is strategically designed and built to be the highest quality, small-medium bay industrial construction, allowing for total flexibility to the tenant's needs.

Adjacent to Phoenix-Mesa Gateway Airport and minutes from Arizona State University-Polytechnic Campus and the Loop 202 Freeway, the property is located in a quickly growing submarket both residentially and commercially.

This freestanding single-tenant industrial building is available for sale or lease, with a secured private yard, multiple grade level doors, heavy power, truckwell loading, and E Pecos Rd frontage.



±24,945 SF

Building Size



±26,764 SF

Secured Private Yard



3 (12' x 14')

Grade Level Doors



480V

Power



Light Industrial

City of Mesa Zoning



Truckwell

Loading



Full HVAC

Cooled Warehouse



Class A

Spec Office



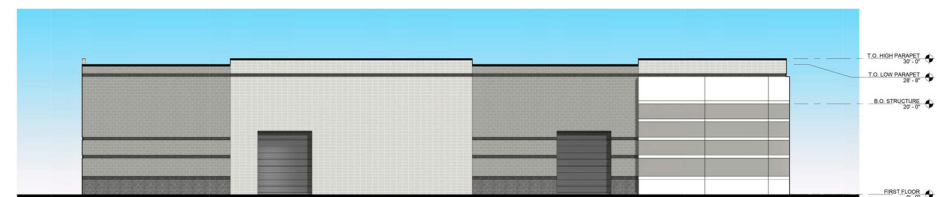
Ingress/Egress

E Pecos Rd

North Elevation



South Elevation



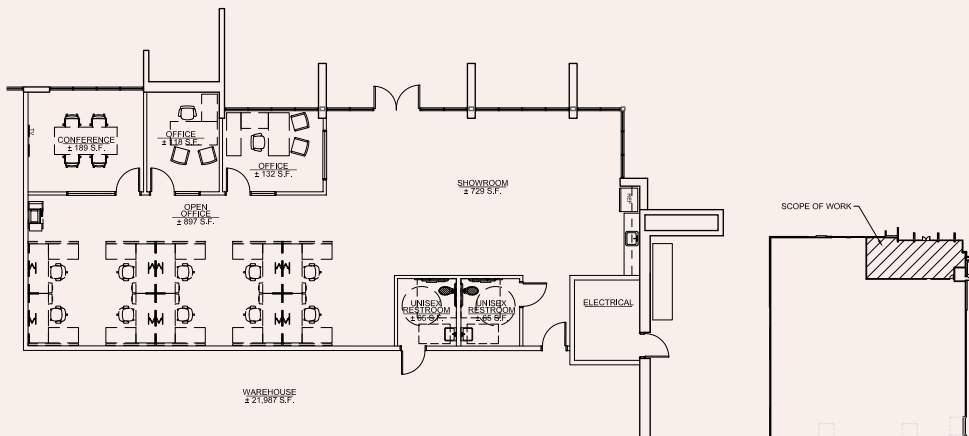
Site Plan

This property features a functional site plan with excellent frontage on E Pecos Road, ensuring high visibility and accessibility. The layout provides ample parking, a generous truck court, and dedicated loading areas, all with efficient traffic flow. Inside, the adaptable office provides a professional workspace with a mix of private offices and open areas. Its practical layout emphasizes natural light, creating an environment designed for productivity and collaboration.

24,945 RSF

Office	2,465 SF
Warehouse	22,365 SF
Yard	26,764 SF

Office Floor Plan



Southeast Valley Economic Drivers



SkyBridge Arizona

SkyBridge is a game-changing, 435-acre multi-use gateway development home to an expedited, joint U.S.-Mexico Customs inspections facility. Strategically located in the rapidly growing, greater Phoenix area, SkyBridge promises businesses more efficiency and more connections with fewer steps.



Meta Platforms Data Center

Online social media giant Meta Platforms, parent of Facebook, announced an expansion of its Mesa Data Center, with plans to add three new buildings that will increase the campus to five buildings with more than 2.5 million square feet of space. This expansion will raise Meta's investment in Arizona to more than \$1 billion and eventually will be home to more than 200 jobs, along with 2,000 construction workers, an increase from 500 construction jobs announced previously. The complex is scheduled for completion in 2026.



LG Battery Plant

LG Energy Solution said it will quadruple its initial budget for a battery manufacturing plant in Queen Creek and now plans to spend \$5.5 billion for the project, which will create thousands of jobs and could become the largest stand-alone battery complex in North America.

The complex will consist of two manufacturing facilities, one for cylindrical batteries for electric vehicles and another for lithium iron phosphate batteries for energy storage systems. Production is expected to start in 2025.



Apple Data Center

Apple Inc. will establish a command center for its global data networks in Mesa, promising to invest \$2 billion over 10 years. The east Mesa center is expected to create 150 full-time Apple jobs and could generate up to 500 construction and trade jobs. As part of the deal, Apple is expected to build and finance solar projects that provide enough energy to power more than 14,000 Arizona homes.



Amazon's New Storage and Distribution Center

Amazon's new 1.2 million-square-foot facility in Mesa, Arizona is its largest distribution center in the nation. The "storage and distribution center," the first of its kind in the state, promises to make remote shopping a little easier for people throughout metro Phoenix. The company has more than 33,000 full and part-time employees, 17 "fulfillment and sorting centers", and 13 "delivery stations" in Arizona.



Google Data Center

The facility is planned on 187 acres of farmland on the northwest corner of Elliot and Sossaman roads. It will join five other planned or existing data centers in the Elliot Road Technology Corridor.

Construction is expected to begin within the next five years, with the first 250,000 square feet in place by July 2025. Google is expected to spend \$1 billion to build 750,000 square feet by July 2029.



ELLIOT ROAD TECH CORRIDOR

amazon

Google

Dynaletric
An EMCOR Company

niagara

Apple

dexcom
ELECTRA MECCANICA
FUJIFILM
Lennox
CAVU AEROSPACE

RAY RD

LOOP 202

HYUNDAI
NELLIS AUCTION

f

EASTMARK

ELLIOT RD

Legend

- Corporate Tenants
- Amenities
- Residence
- Arizona State University

Gilbert Gateway
Town Center

ARIZONA 24

Cadence
AT GATEWAY

SIGNAL BUTTE

MERIDIAN RD

IRONWOOD RD

ASU Polytechnic Campus
Arizona State University

PhxMesa Gateway Airport

Cadence
AT GATEWAY

SELLSWORTH

LEGACY SPORTS USA

HORNE
AUTO GROUP

SKYBRIDGE ARIZONA

FUJIFILM

HYUNDAI

amazon

amazon

ZE

CMC

APPLIED Industrial Technologies

PECOS RD

PECOS ADVANCED MANUFACTURING ZONE

POWER RD

GERMANN RD

SITE

LOWE'S

LG

Regional Overview

Arizona is a growing innovation hub, geographically situated between our existing operations in Southern California and New Mexico. This will allow us to accelerate progress from conceptual design to production to final assembly at scale as we capitalize on the many advantages Mesa and the Greater Phoenix area offer

-Michael Colgazier, CEO of Virgin Galactic on New Manufacturing Facility in Mesa, Arizona

Located in the fastest-growing county in the nation, the Southeast Valley is a major business and employment center, with well-known global brands, plus homegrown firms and some of the most creative startup ventures imaginable.

Southeast Valley Demographics



1,438,700

Total Population



+13%

Population Growth in Past 5 Years



\$75,731

Median Household Income



4.0%

Unemployment Rate



+24%

Job Growth in Past 5 Years



35%

Bachelor's Degree or Higher

3 Mile Radius Demographics



43,597

Total Population



+3.2%

Population Growth in Past 4 Years



\$116,101

Median Household Income



4.4%

Unemployment Rate



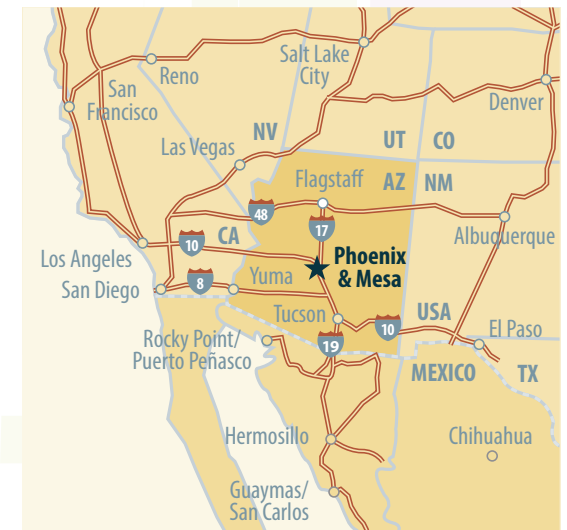
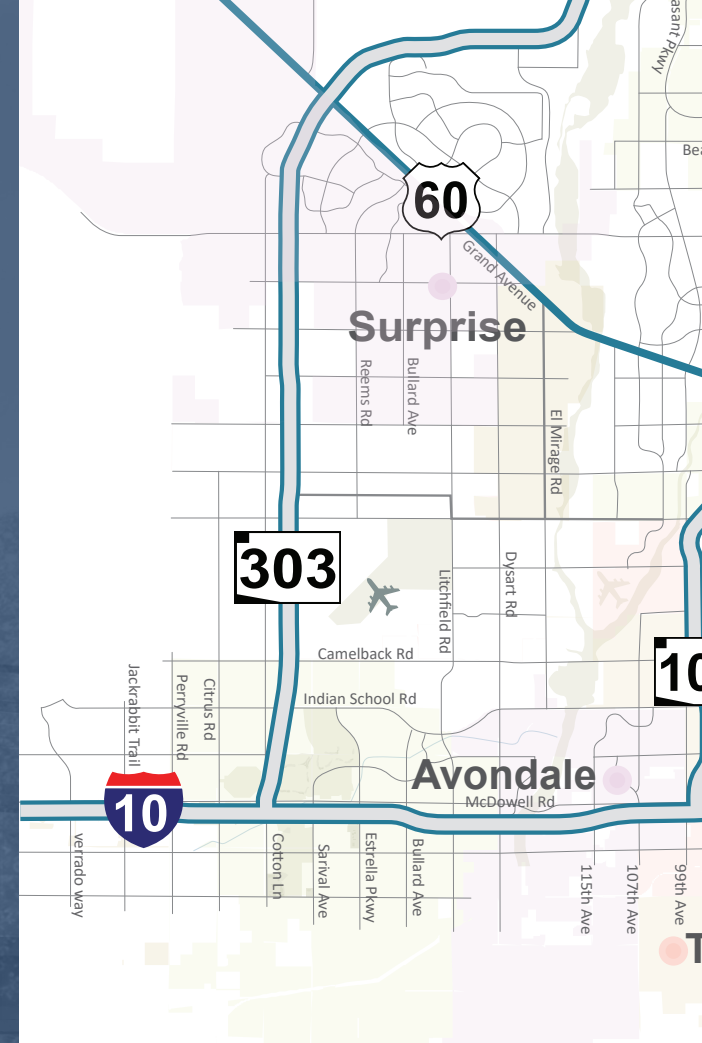
\$634,788

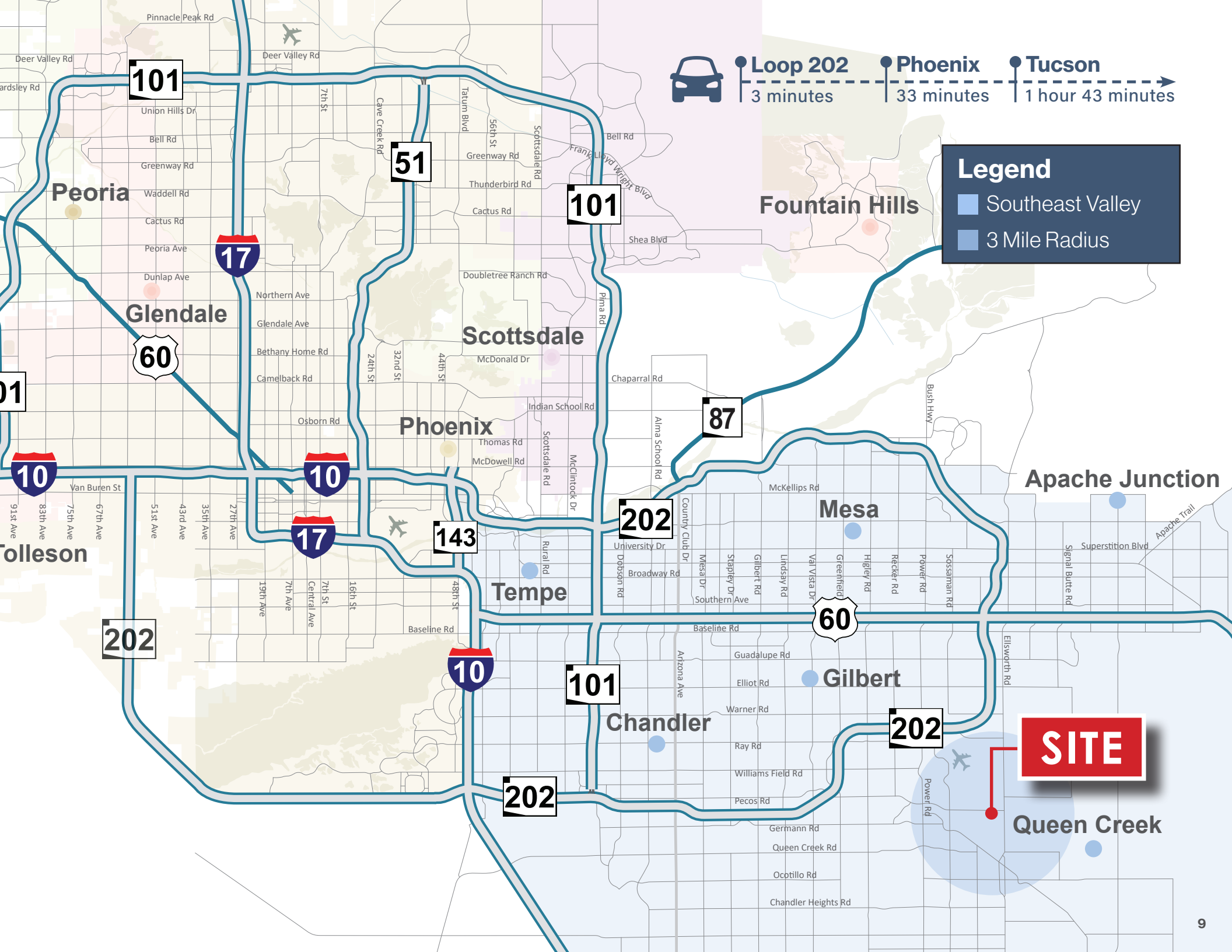
Median Net Worth



42%

Bachelor's Degree or Higher





Loop 202 3 minutes
Phoenix 33 minutes
Tucson 1 hour 43 minutes

Legend

- Southeast Valley
- 3 Mile Radius

SITE

8817 E PECOS RD

MESA, ARIZONA 85212

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DEVELOPED BY:



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