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PROPERTY
VIDEO



PHELAN PECOS CENTER I

MESA GATEWAY AIRPORT AREA

PHASE 1 • ±40,000 - ±224,566 SF • 2 Buildings Available For Sale or Lease

PHASE 2 • ±9 Acres • For Sale or For Lease

CBRE



**LOCATED IN THE PECOS
ADVANCED MANUFACTURING ZONE
& AN OPPORTUNITY ZONE**

The Phelan Pecos Center I & II are located in one of the fastest growing areas in the nation.

- Located near the SRP 69kV transmission line with capacity
- Access to abundant water, natural gas and fiber in Pecos Rd
- City of Mesa Foreign Trade Zone (FTZ) capable. FTZ reduces or defers tariffs and duties, and can reduce property taxes by as much as 72.7% in perpetuity for qualified users

5 MILES TO LOOP 202

60

202

24

4 MILES TO AZ-24

**Mesa
Gateway Airport**



2 MILES TO MGA

Sossaman Rd

◆ PHELAN PECOS CENTER II
±9 ACRES | ±174,216 SF

AVAILABLE FOR OUTSIDE STORAGE OR BTS/PURCHASE!

◆ PHELAN PECOS CENTER I
±40,000 SF - ±224,566 SF

2 BUILDINGS AVAILABLE FOR SALE OR LEASE!

LEASED

Hawes Rd

Pecos Rd

Germann Rd

NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE

PROPERTY DETAILS



FLEXIBLE
BUILDING SIZES



DOCK & GRADE
LEVEL LOADING



32'-36'
CLEAR HEIGHT



PRIVATE
FENCED YARD



AIRPORT
PROXIMITY



202

Sysco

Safelite

Meta

Apple

Dexcom

Ray Rd

QUANTUM INDUSTRIAL
NELLIS AUCTION
HYUNDAI

TEMCO LOGISTICS

24

Gulfstream

Mesa Gateway Airport

hims & hers

MAGNA
Hilo Medical

KARAT
SOUTHERN CROSS AIRCRAFT

Ellsworth Rd

LOWE'S

Power Rd

Pecos Rd

Ellis & Co
Building Integrity

Cyclic Materials

LG Energy Solution

WATSON GLOVES

Germann Rd

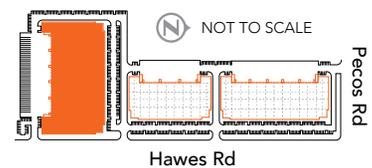
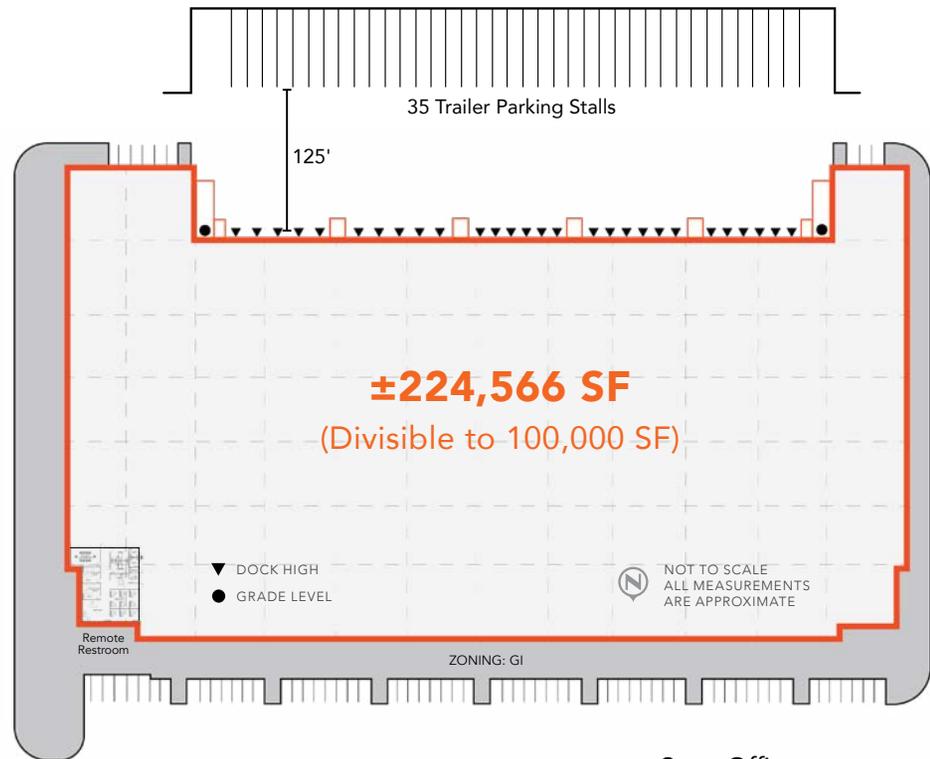
Signal Butte Rd

BUILDING A



8349 E PECOS RD, MESA AZ

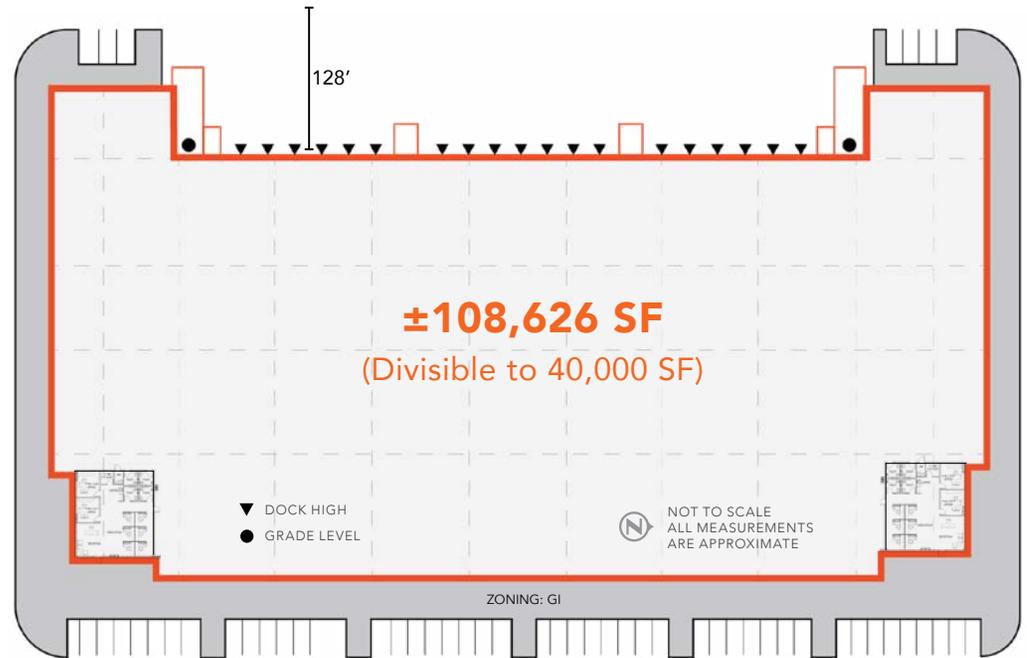
Size:	±224,566 SF
Bay Width/Depth:	60'
Clear Height:	36'
Column Spacing:	50'x56'
Parking:	207 Spaces
Office:	±2,900 SF Spec
Lighting:	LED Lights on 15' Whips for Optimal Racking Flexibility
Cooling:	100% HVAC
Bldg Dimensions:	672'x320'
Divisibility:	±100,000
Power:	7200A 277/480V
Slab Thickness:	7" Reinforced
Loading:	28 Dock Doors 2 Grade Level Doors
Dock Equipment:	(6) 35K Mechanical Levelers (4) 20K Edge of Dock Levelers



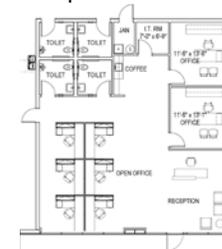
BUILDING B

8345 E PECOS RD, MESA AZ

Size:	±108,626 SF
Bay Width/Depth:	60'
Clear Height:	32'
Column Spacing:	52'x60'
Parking:	108 Spaces
Office:	(2) ±1,855 SF
Lighting:	LED Lights on 15' Whips for Optimal Racking Flexibility
Cooling:	100% HVAC
Bldg Dimensions:	502'8" x 208'
Divisibility:	±40,000
Power:	2000A 277/480V
Slab Thickness:	7" Reinforced
Loading:	19 Dock Doors 2 Grade Level Doors
Dock Equipment:	(4) 35K Mechanical Levelers (4) 20K Edge of Dock Levelers



Spec Office:





BUILDING A

±2,900 SF
OFFICE



BUILDING B

(2) ±1,855 SF
OFFICE

MESA, ARIZONA

3rd Largest city in Arizona

36

Median Age

512,000

Mesa Population

5,243

ASU Polytechnic Students

20,000

Williams Campus of Chandler
Gilbert Community College Students

41

East Valley Institute
High School Undergraduates

SOURCE: MESA.AZ.GOV



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