



# THE CUBES

MESA GATEWAY

## Two industrial buildings available

Building A: 269,500 SF // Building B: 269,500 SF

10101 E. Pecos Road & 6935 S. Crismon Road  
Mesa, Arizona

Click or scan for  
project video



### MAKE-READY WORK

Spec office, AC units,  
Dock packages, LED lighting





## POPULATION

15 MINUTE DRIVE **620,000+**    30 MINUTE DRIVE **1,716,000+**



## MEDIAN HOUSEHOLD INCOME

15 MINUTE DRIVE **\$83,083**    30 MINUTE DRIVE **\$73,869**



## EDUCATION

SOME COLLEGE **35%**    BACHELOR'S+ **37%**



**±1 MILE**

from AZ 24 freeway  
via Crismon Road

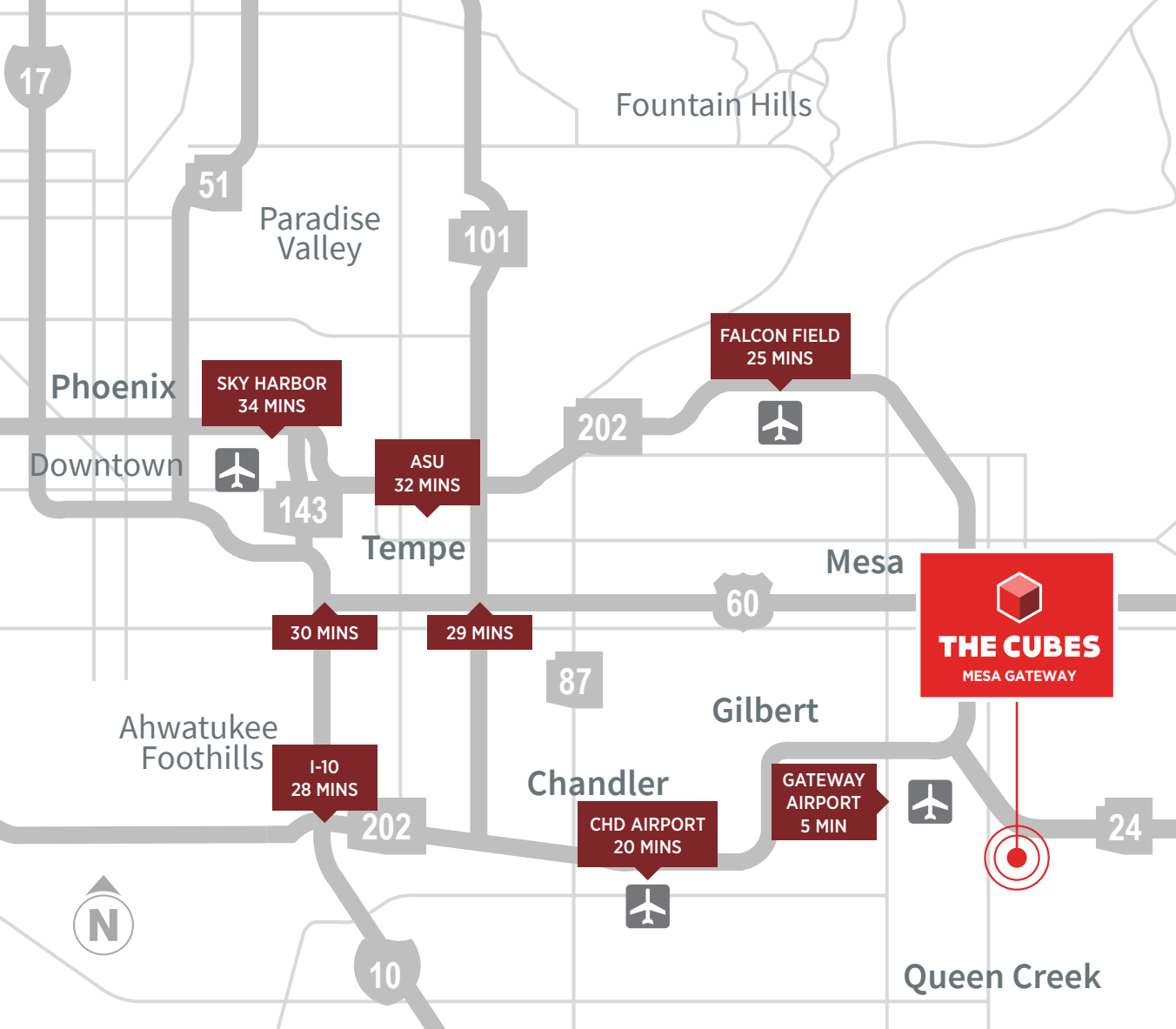


**±5 MILES**

from Phoenix-Mesa  
Gateway Airport

Mesa is home to notable industrial tenants such as:





# EAST VALLEY TALENT, GROWTH & OPPORTUNITY

38.6%  
of the population ages 25+ have  
a bachelor's degree or higher

1.6 million people  
live in the East Valley with  
a projected 1.8 M by 2050

Lower cost of living  
with a higher median  
household income

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