

PECOS 17 INDUSTRIAL BUILDINGS WITH YARDS AVAILABLE FOR SALE

DEVELOPED BY:



7320 E PECOS RD | MESA, ARIZONA 85212



Property Summary

Pecos 17 is strategically designed and built to be the highest quality, small-medium bay industrial park, allowing for total flexibility to the user's needs.

The property is strategically located within the **Pecos Advanced Manufacturing Zone**, a designated **Opportunity Zone** offering significant potential tax advantages. This quickly growing submarket is adjacent to Phoenix-Mesa Gateway Airport and SkyBridge, and is just minutes from Arizona State University-Polytechnic Campus and the Loop 202 Freeway.

These industrial buildings are available for sale and feature secured private yards, common truckwell, multiple grade level doors, heavy power, and 100% A/C cooled warehouses.



±6,285 - 15,802 SF
Unit Sizes



Secured
Private Yards



12' x 14'
Grade Level Doors



277/480V
Power



Light Industrial
City of Mesa Zoning



100% A/C
Cooled Warehouse

THE **LEROY BREINHOLT**
TEAM

DAVID BEAN
D 480.214.1105
M 480.299.5964
DBEAN@CPIAZ.COM

CORY SPOSI
D 480.621.4025
M 480.586.1195
CSPOSI@CPIAZ.COM



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

DEVELOPED BY:

CAVAN
COMMERCIAL

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

01 29 26

Available For Sale

Bldg	Unit	Unit SF	Yard SF	Office SF	Sale Price
1	101	12,706	20,184	2,430	\$5,018,870.00
2	103	6,285	8,849	1,215	\$2,482,575.00
	104	6,397	8,849	1,215	\$2,526,815.00
3	105	7,845	10,355	1,215	\$3,098,775.00
	106	7,957	10,355	1,215	\$3,143,015.00
4	107	7,957	9,638	1,215	\$3,143,015.00
	108	7,845	9,638	1,215	\$3,098,775.00
5	109	6,397	8,793	1,215	\$2,526,815.00
	110	6,285	8,805	1,215	\$2,482,575.00
6	111	7,957	10,906	1,215	\$3,143,015.00
	112	7,845	10,906	1,215	\$3,098,775.00
7	113	7,957	11,007	1,215	\$3,143,015.00
	114	7,845	10,906	1,215	\$3,098,775.00
8	115	7,845	5,646	1,215	\$3,020,325.00
	116	7,957	11,292	1,215	\$3,143,015.00
9	117	7,845	12,180	1,215	\$3,098,775.00
	118	7,957	12,180	1,215	\$3,143,015.00
10	119	7,957	9,330	1,215	\$3,143,015.00
	120	7,845	9,330	1,215	\$3,098,775.00
11	121	12,706	32,548	2,430	\$5,400,050.00



Available
 Sale Pending
 Sold

The **Pecos 17** site plan highlights a modern, multi-building industrial park designed for maximum function and security. With prominent frontage on E Pecos Road, the property offers excellent visibility and convenient access.

The layout features 11 efficient industrial buildings with 20 total units, each designed to include integrated office space and one of the project's key features: private, secured yards. The site provides ample parking and is engineered with wide drive aisles and generous truck courts to ensure easy circulation and loading for vehicles of all sizes.

Southeast Valley Economic Drivers



SkyBridge Arizona

SkyBridge Arizona is the nation's first air cargo hub to house both Mexican and U.S. customs inspections, streamlining international trade. As of 2026, major infrastructure milestones have been completed, including over 500,000 square feet of aeronautical-ready facilities and hangars. This 435-acre development offers tenants a distinct competitive advantage: the ability to bypass international customs bottlenecks and expedite shipments directly to and from Mexico.



Apple Data Center

Apple continues to deepen its investment in the Southeast Valley. Beyond its established Global Command Center in Mesa, which manages the company's global data networks, Apple announced in 2025 that it is further expanding its data center capacity in Arizona. This growth is part of Apple's broader \$600 billion commitment to U.S. manufacturing and infrastructure, anchoring the Elliot Road Technology Corridor as a premier tech destination.



Google Data Center

Google has established a major foothold in the region with its new data center campus on the northwest corner of Elliot and Sossaman roads. With Phase 1 construction completed in mid-2025, the facility is now part of the operational fabric of the Elliot Road Technology Corridor. This site joins Google's global network in powering services like Search, Gmail, and Cloud, representing a capital investment of over \$600 million into the local economy.



LG Battery Plant

LG Energy Solution's massive manufacturing complex in Queen Creek is a cornerstone of the region's advanced manufacturing sector. Construction is well advanced on the cylindrical battery facility, with mass production for electric vehicles targeted to launch in Spring 2026. Once fully online, this facility will be the largest stand-alone battery complex in North America, supplying next-generation power cells to major EV automakers.



Virgin Galactic Spaceship Manufacturing Facility

Virgin Galactic has completed its new final assembly manufacturing facility adjacent to Phoenix-Mesa Gateway Airport. As of 2026, this advanced aerospace plant is actively assembling the next-generation "Delta Class" spaceships. The facility serves as the primary production hub for the company's fleet, capable of producing up to six spaceships per year and employing hundreds of highly skilled aerospace engineers and technicians.



Meta Platforms Data Center

Meta Platforms has officially brought its 2.5 million-square-foot Mesa Data Center online, with the facility beginning active operations in early 2025. This \$1 billion campus is now a live node in Meta's global infrastructure, supporting billions of users worldwide. The project has delivered on its promise of high-tech employment, supporting over 200 operational jobs and contributing millions in local infrastructure improvements.



ELLIOT ROAD TECH CORRIDOR

Legend

- Corporate Tenants
- Amenities
- Residence
- Arizona State University

edgeconnex
amazon

Google

Dynalectric
An EMCOR Company

niagara

ELLIOT RD
Apple

LOWE'S

dexcom Linc
FUJIFILM exo
LENNOX CAVU
AEROSPACE

LOOP 202

Meta

WARNER RD

HYUNDAI
NELLIS AUCTION
SKU
Sysco

EASTMARK
The heart & hub of the East Valley.

RADIANCE
AT SUPERSTITION VISTAS

Gilbert Gateway
Towne Center

RAY RD

ARIZONA 24

Cadence
AT GATEWAY

GALACTIC

PhxMesa Gateway
Airport

Gulfstream

HURGY

BRIDGESTONE

ASU Polytechnic
Campus
Arizona State University

Able

SKYBRIDGE
ARIZONA

ARIZONA
ATHLETIC
GROUND

HORNE
AUTO GROUP

MITSUBISHI
CHEMICAL

FUJIFILM

SITE

MATHESON

PECOS
ADVANCED
MANUFACTURING
ZONE

OLD DOMINION
FREIGHT LINE

HYUNDAI

crm

CMC

ZE

APPLIED
Industrial Technologies

PECOS RD

LOWE'S

PW
PAPER WARE

LG

GERMANN RD

JX

SOSSAMAN RD
POWER RD

SELLSWORTH

SIGNAL BUTTE

MERIDIAN RD

IRONWOOD RD

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



1,517,967

Total Population



+5.93%

Population Growth in Past 5 Years



\$97,856

Median Household Income



3.3%

Unemployment Rate



86.5

Total # of Business Per Sq Mile



41.2%

Bachelor's Degree or Higher

3 Mile Radius Demographics



71,184

Total Population



+2.1%

Population Growth in Past 4 Years



\$127,151

Median Household Income



2.7%

Unemployment Rate



\$625,409

Median Home Value



42%

Bachelor's Degree or Higher



Drive Times from Site

Loop 202 Freeway

5 minutes

Phoenix, AZ

35 minutes

Tucson, AZ

1 hour 30 minutes

Las Vegas, NV

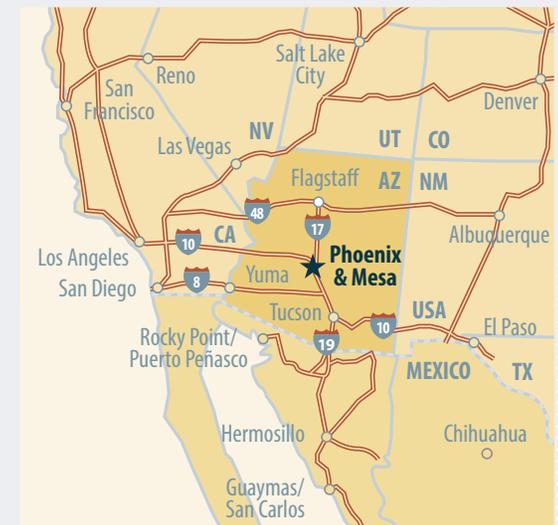
5 hour 10 minutes

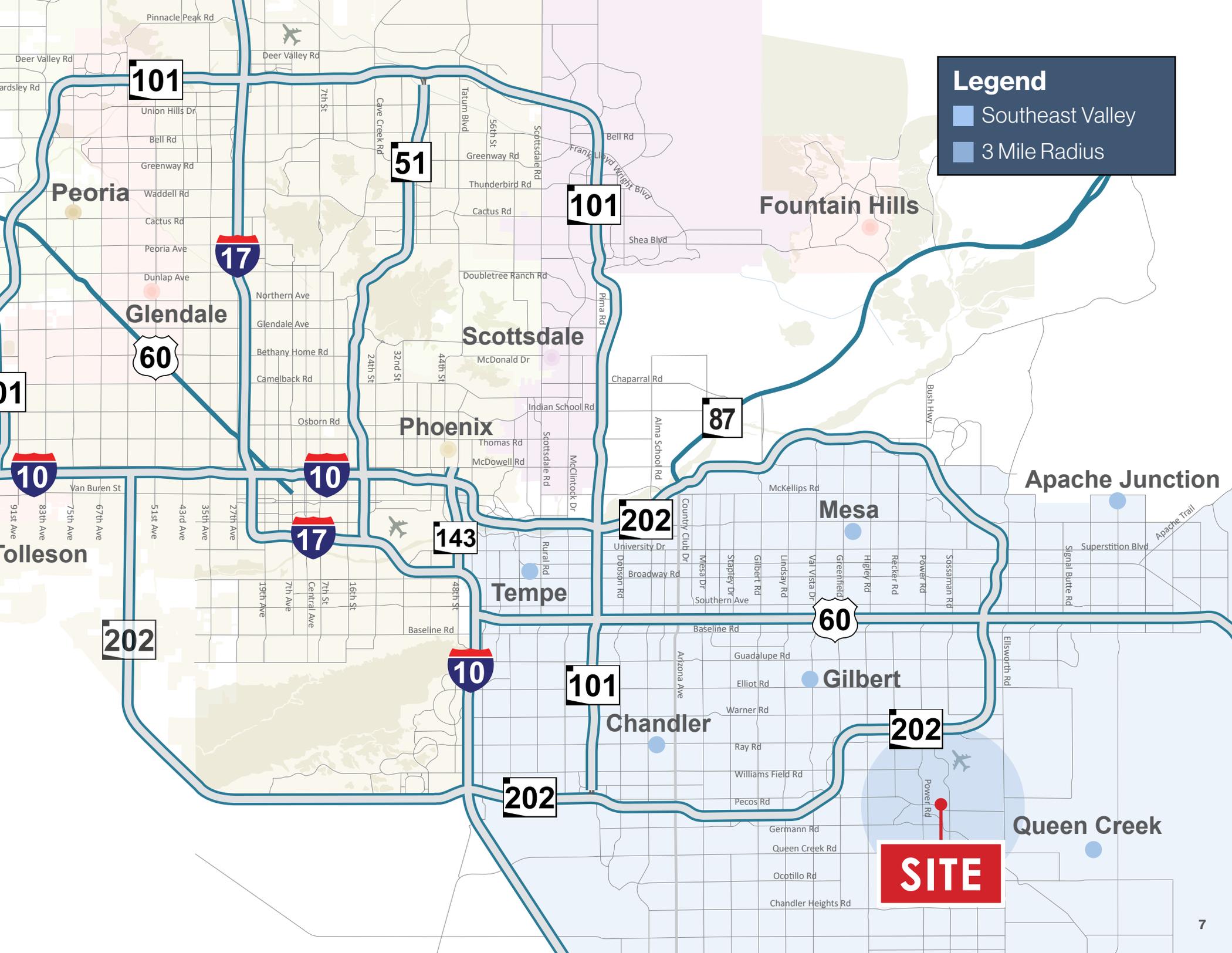
Los Angeles, CA

5 hour 50 minutes

Albuquerque, NM

8 hour 10 minutes





Legend

- Southeast Valley
- 3 Mile Radius

SITE

PECOS 17

MESA, ARIZONA 85212

THE **LEROY
BREINHOLT**
TEAM

DAVID BEAN
D 480.214.1105
M 480.299.5964
DBEAN@CPIAZ.COM

CORY SPOSI
D 480.621.4025
M 480.586.1195
CSPOSI@CPIAZ.COM



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC
INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

DEVELOPED BY:



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

01 29 26