

PECOS 10 AT GATEWAY

8607 E PECOS ROAD | MESA, AZ

BRAND NEW INDUSTRIAL BUILDINGS FOR LEASE

**IMMEDIATE MOVE IN
ONLY 1 SPACE LEFT!**



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

THE **LEROY
BREINHOLT**
TEAM

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Project Highlights

Address	8607 E Pecos Rd Mesa, AZ
Cross Streets	Pecos Rd & Ellsworth Rd
APN/Parcel ID	304-62-011J
Site Size	±10.62 Acres
Total Project Size <i>(Subject to change)</i>	±111,415 SF
No. of Buildings	14
Building Sizes	±5,295 SF to ±15,557 SF
Parking	176 Spaces (8 ADA)
Grade Level Doors	12' x 14'
Clear Height	18'
Power	200 Amps Per Unit
Frontage	Pecos Rd: 522.74'



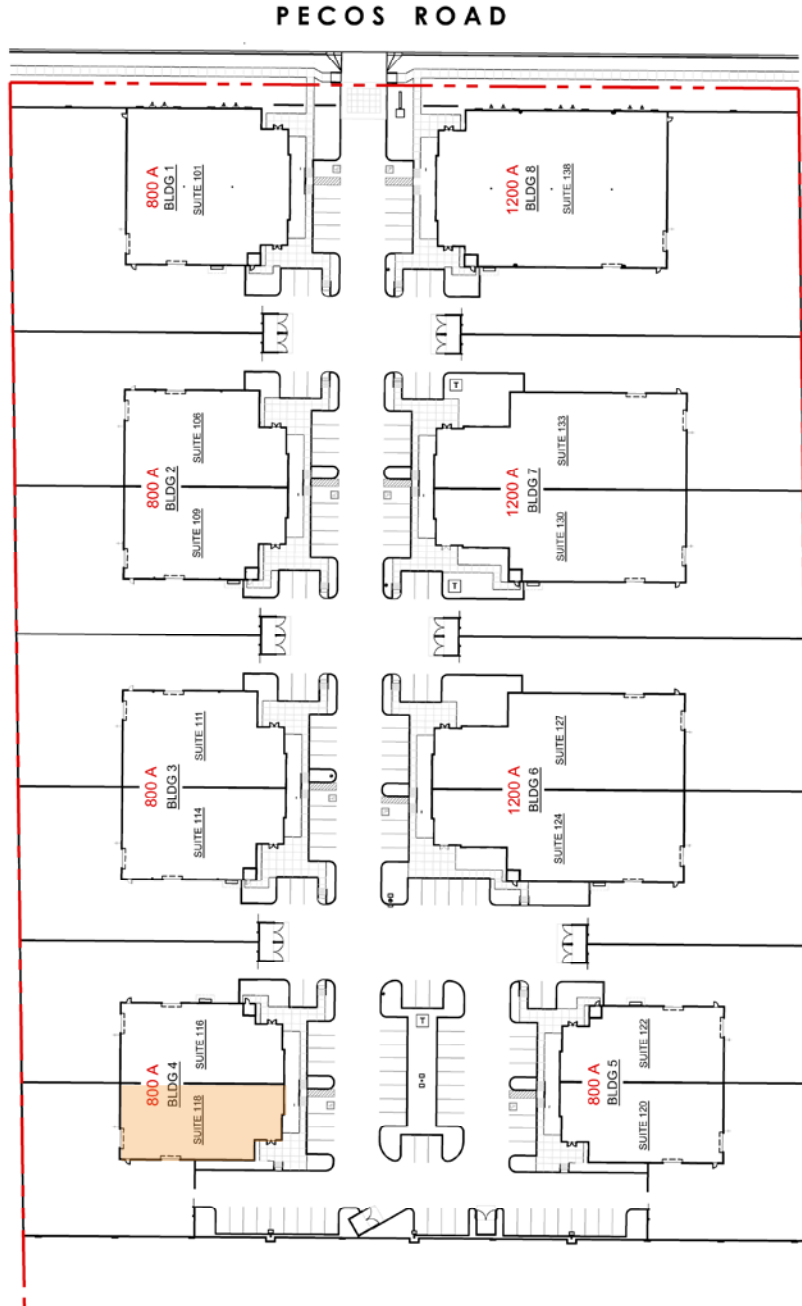
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Effective 09 02 25



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Available For Lease

Building	Bldg SF (±)	Ofc SF (±)	Whs SF (±)	Yard SF (±)
Building 4, Suite 118	5,295 SF	1,169 SF	4,126 SF	8,750 SF
Total Project Size	111,415 SF*			

*Square footage subject to change.

Contact Broker For More Details!





MESA BY THE NUMBERS

Vitals

YEAR INCORPORATED	1883
ELEVATION	1,255 feet
COST-OF-LIVING INDEX	96.8
ANNUAL AVERAGE RAINFALL	9.29"
AVERAGE TEMPERATURES	High 86° Low 58°

POPULATION

Number of Mesa Households

YEAR 2017	2021 PROJECTION
184,163	198,868

Mesa Population Growth

2000-2010	9.8%
2010-2015	5.3%
2015-2022 PROJECTED	15.5%

Population 2017

MESA	ARIZONA
493,089	7,031,568

Population Projections 2022

MESA	ARIZONA
534,052	7,539,867

DEMOGRAPHICS

MEDIAN AGE	36
AVERAGE HOUSEHOLD INCOME	\$67,853

EDUCATIONAL ATTAINMENT

Mesa possesses a talented and skilled workforce. Employers will find an abundance of educated adults in close proximity to sites in Mesa. Within a 30-minute drive from Downtown Mesa, there are more than 441,000 professionals (age 25+) with bachelor's degrees or higher.

BACHELOR'S DEGREE	278,939
GRADUATE DEGREE	163,033
ASSOCIATE DEGREE	105,117

(Source: ESRI Community Analyst, 2017)

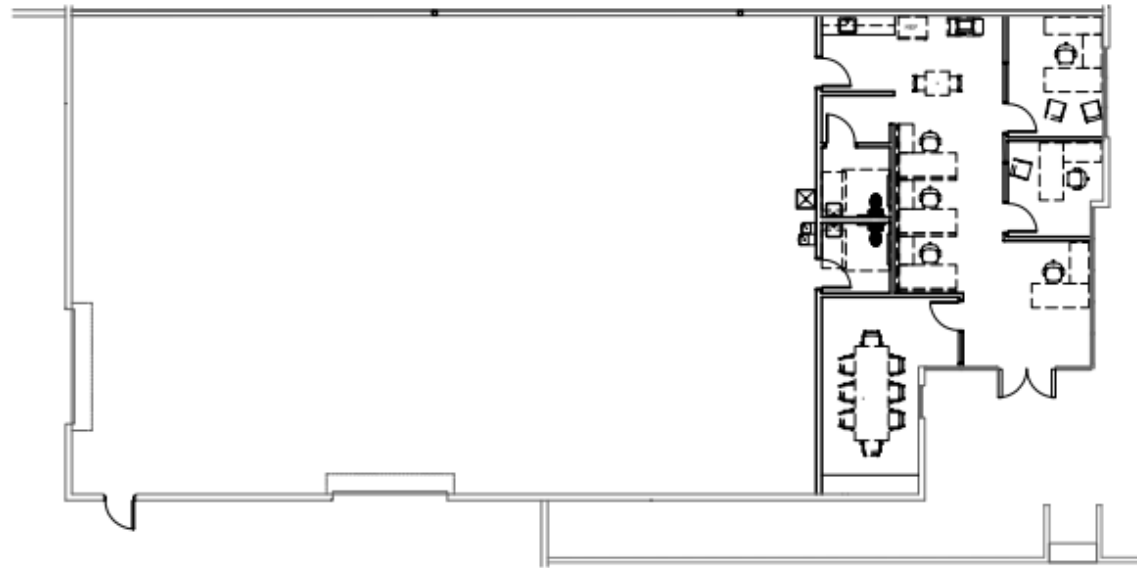
WORKFORCE AVAILABILITY (Population age 25+)

MESA 2017 PHX-MESA METRO AREA 2017

Labor Force	326,325	3,109,835
Unemployment Rate	4.1%	4.1%

Source: mesaaz.gov





PECOS 10

8607 E PECOS ROAD MESA, AZ - SUITE 118

SUITE 118 FLOOR PLAN

2134.07

12.9.21

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[CLICK HERE FOR AERIAL VIDEO](#)

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