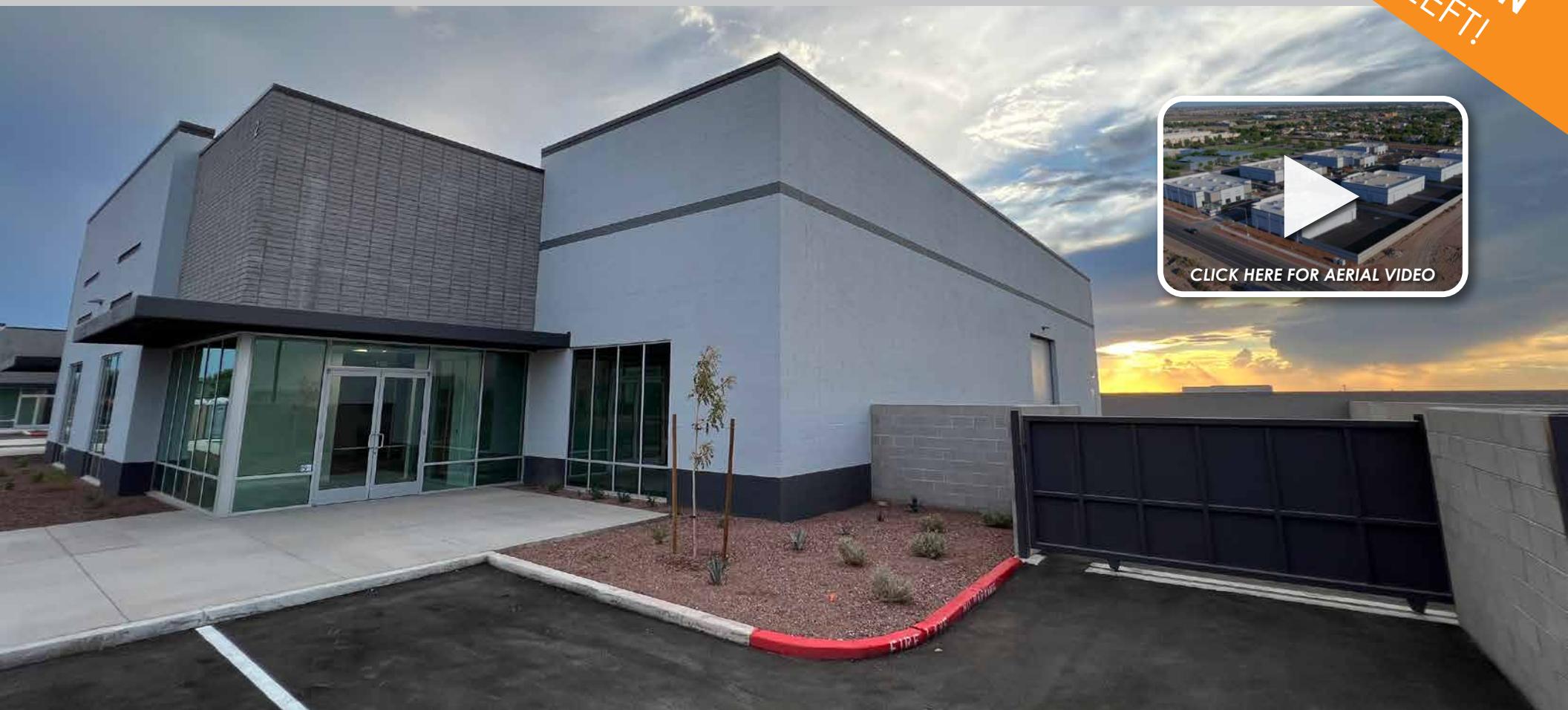


PECOS 10 AT GATEWAY

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 INTERNATIONAL

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

THE LEROY
BREINHOLT
TEAM

EXCLUSIVE CONTACTS:

David Bean
D 480.214.1105
M 480.299.5964
dbean@cpiaz.com

Cory Breinholt
D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

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 (Subject to change)	±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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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.
Effective 09 02 25



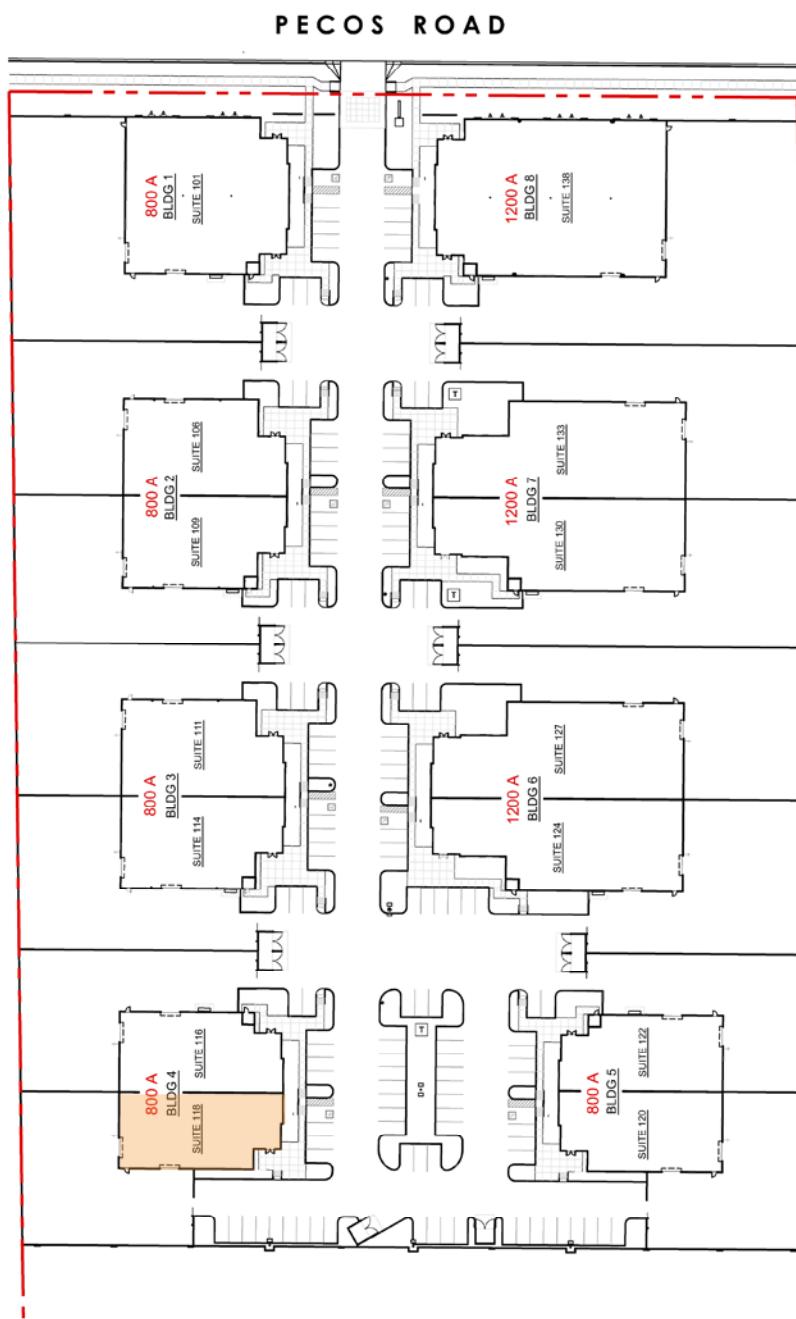
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PECOS 10 AT GATEWAY

MESA, AZ



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 Population Projections 2022

MESA	ARIZONA	MESA	ARIZONA
493,089	7,031,568	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)

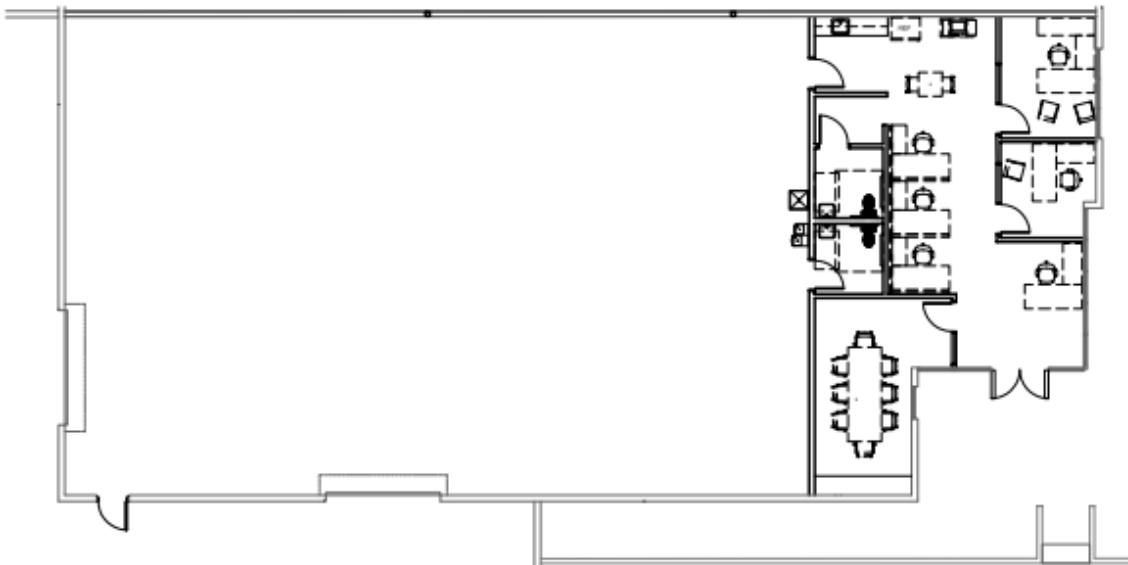
WORKFORCE AVAILABILITY (Population age 25+)

MESA 2017	PHX-MESA METRO AREA 2017
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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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