



SOSSAMAN PARK 202

NWC LOOP 202 & SOSSAMAN ROAD
// MESA, ARIZONA



±1.5 MILLION SF INDUSTRIAL PARK // AVAILABLE FOR LEASE



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FOR WEBSITE



www.sossamanpark202.com

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BUILDING FEATURES

BUILDING 1 - 4732 S. SOSSAMAN ROAD

Size: ±159,047 SF (Divisible)

Clear Height: ±32'

Loading: 39 Dock High 4 Grade Level

Power: 2,400 Amps, 480/277, 3 Phase

Dimensions: 760' x 210'

Auto Parking: 263 Spaces + 4 ADA Spaces

Make-Ready: ESFR sprinklers

BUILDING 2 - 4728 S. SOSSAMAN ROAD

Size: ±159,047 SF (Divisible)

Clear Height: ±32'

Loading: 39 Dock High 4 Grade Level

Power: 2,400 Amps, 480/277, 3 Phase

Dimensions: 760' x 210'

Auto Parking: 254 Spaces + 4 ADA Spaces

Make-Ready: ±3,000 SF spec office, HVAC, and ESFR sprinklers

BUILDING 3 - 4724 S. SOSSAMAN ROAD

Size: ±199,132 SF (Divisible)

Clear Height: ±32'

Loading: 38 Dock High 4 Grade Level

Power: 2,400 Amps, 480/277, 3 Phase

Dimensions: 832' x 240'

Auto Parking: 183 Spaces + 4 ADA Spaces

Make-Ready: ±3,000 SF spec office, HVAC, and ESFR sprinklers

BUILDING 4 - 4702 S. SOSSAMAN ROAD

Size: ±130,495 SF (Divisible)

Clear Height: ±32'

Loading: 21 Dock High 6 Grade Level

Power: 2,400 Amps, 480/277, 3 Phase

Dimensions: 624' x 210'

Auto Parking: 208 Spaces + 4 ADA Spaces

Make-Ready: ESFR sprinklers

BUILDING 5 - 4638 S. SOSSAMAN ROAD

Size: ±182,607 SF (Divisible)

Clear Height: ±32'

Loading: 34 Dock High 6 Grade Level

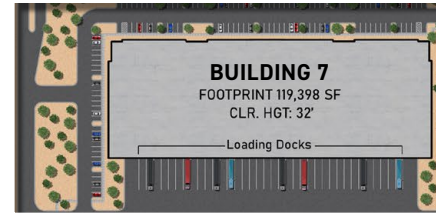
Power: 2,400 Amps, 480/277, 3 Phase

Dimensions: 832' x 220'

Auto Parking: 202 Spaces + 4 ADA Spaces

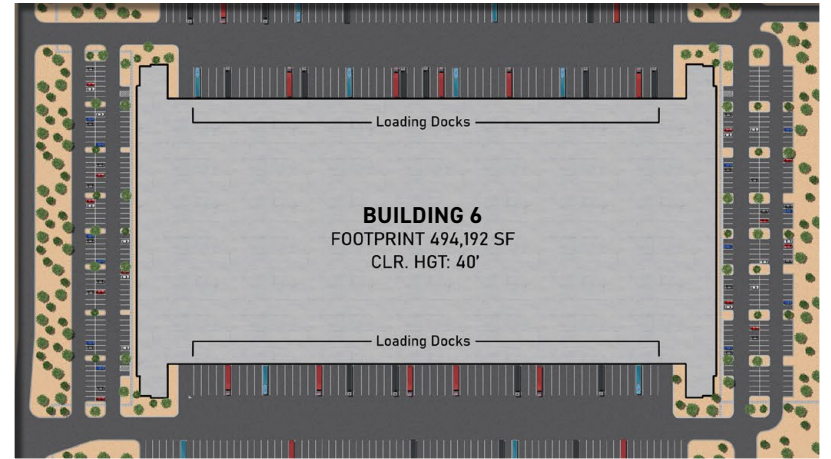
Make-Ready: ±3,000 SF spec office and ESFR srpinklers

FUTURE DEVELOPMENT

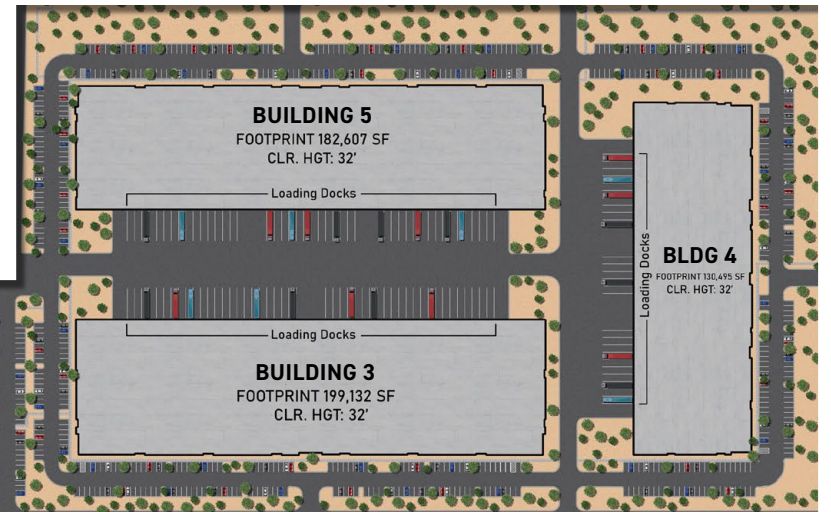


NOT A PART

PHASE II: BUILD TO SUIT



IMMEDIATE OCCUPANCY AVAILABLE



INDUSTRY CONCENTRATION
within a 30-minute drive

1,223
Manufacturing firms

66,563
Manufacturing employees

421
Transportation
warehouse firms

37,014
Transportation
warehouse employees

EDUCATION
within Mesa, AZ

90%
High school graduates

30%
Bachelor's degree
or higher

37th
largest city in the US,
larger than Minneapolis,
Miami, and Atlanta

2nd
largest city in
Phoenix-Mesa metro,
3rd largest in Arizona

1.4 M
workforce population
within a 30-minute drive

NO. 1 
The East Valley is #1 for
aerospace manufacturing

Mesa is home to
NOTABLE INDUSTRIAL TENANTS



Within a 30-minute drive time radius

2025 total
population
1,607,956

Median
household income
\$98,387

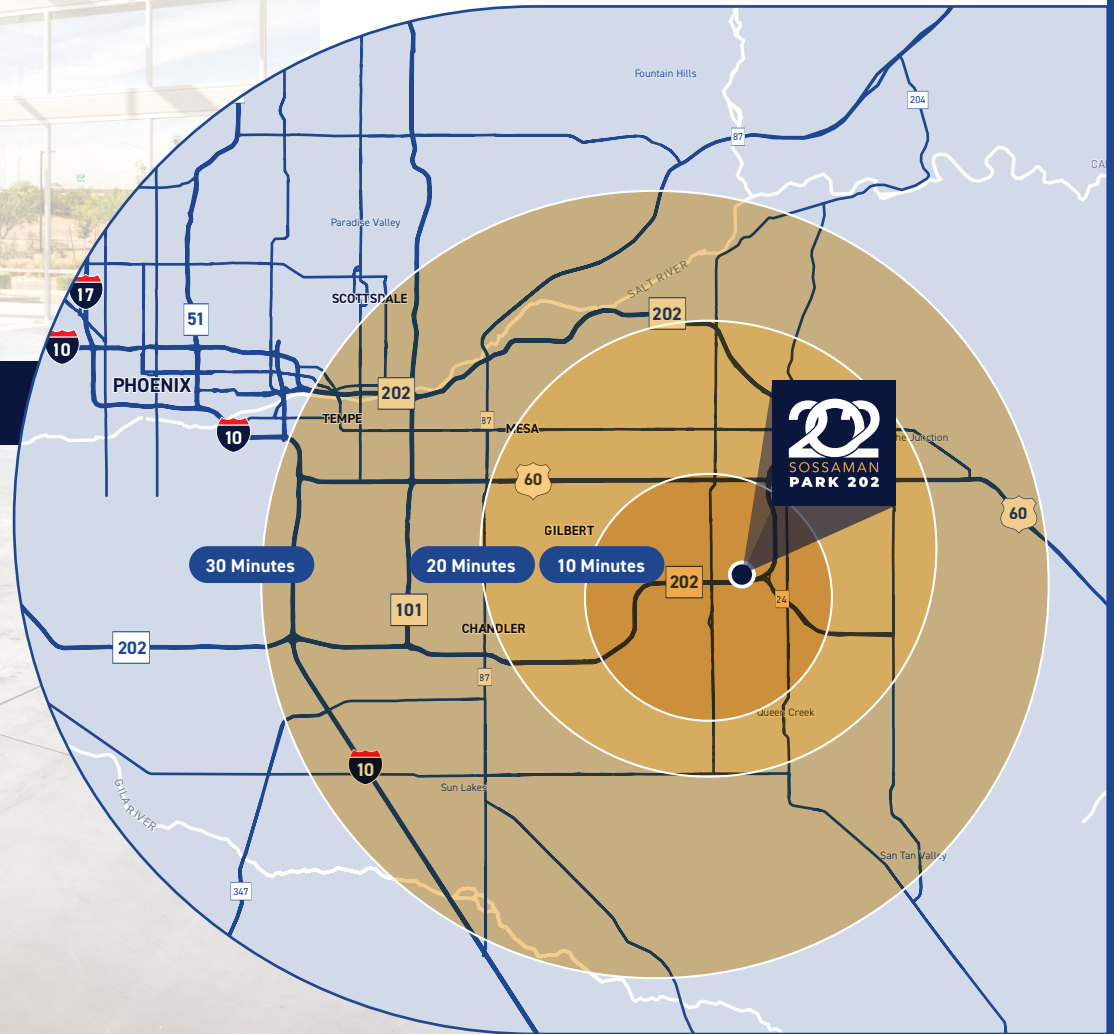
Median
age
37.5

2030 projected
population
1,683,298

Median
home value
\$483,271

Total
employed
labor force
832,259

Projected population
growth between 2025-2030
4.69%



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