

ELLIOT 96

CLASS A INDUSTRIAL PROJECT

±25,254 – ±265,324 SF
AVAILABLE FOR LEASE

SIGNAGE

NWC ELLIOT ROAD & 96TH STREET
MESA, AZ

 **KITCHELL** | **CBRE**

SITE PLAN & BUILDING FEATURES

	Building A	Building B
Size	±124,135 SF	±141,189 SF
Divisibility	TBD	TBD
Loading	Rear Load	Rear Load
Building Depth	±160'	±180'
Clear Height	±30'	±30'
Column Spacing	50' x 52'	50' x 52'
Speed Bays	60' x 52'	60' x 52'
Dock Doors	40	40
Drive Ins	4	4
Power	3,600 Amps (Expandable)	3,600 Amps (Expandable)
Parking	177	221



PROJECT FEATURES



Zoning: L-1



ESFR Sprinklers



R-30 Insulation



180' Concrete Truck Court



Parking Ratio: 1.57/1,000



NOT TO SCALE
ALL MEASUREMENTS ARE
APPROXIMATE

LOCATION HIGHLIGHTS

MESA, AZ



- Located within Elliot Road Technology Corridor
- Freeway access: ±0.8 Miles to Loop 202; ±2.4 Miles to Highway 60
- Airport Access: ±7 miles (11 minutes) to Phoenix Mesa Gateway Airport
- Easy access to local restaurants, hotels, and retail amenities
- Adjacent to abundant housing

AREA OVERVIEW



DEMOGRAPHICS



- Population: 538,146
- Median Age: 35.9
- Average Household income: \$77,738
- Education: 38.6% of the population ages 25+ have a bachelors degree

NOT TO SCALE

