

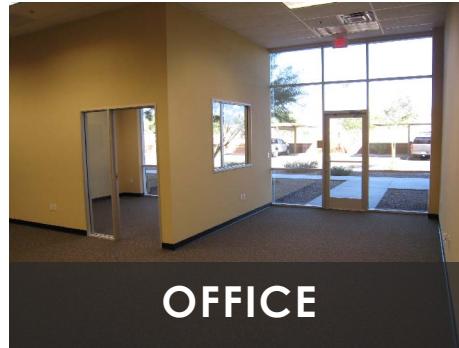


AERO GATEWAY INDUSTRIAL SUITES FOR LEASE

7665 E VELOCITY WAY | MESA, AZ



WAREHOUSE



OFFICE



GL DOORS

SELECT FEATURES

- **±58,816 SF Multi-Tenant Complex**
- **M-1 Zoning, City of Mesa**
- **2009 Tilt-Up Construction**
- **Fully Sprinklered**
- **18' Clear Height**
- **10' x 14' Grade Level Doors**
- **Common Truckwell**
- **277/480 V, 225 A, 3 Ph Power in Each Bay**
- **Parking: 2:1,000**
- **Potential Fenced Yard Area for Each Suite**
- **Close to Power Road and Loop 202**

EXCLUSIVE CONTACTS

THE LEROY
BREINHOLT
TEAM

DAVID BEAN
D 480.214.1105
M 480.299.5964
DBEAN@CPIAZ.COM

CORY SPOSI
D 480.621.4025
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COMMERCIAL PROPERTIES INC.

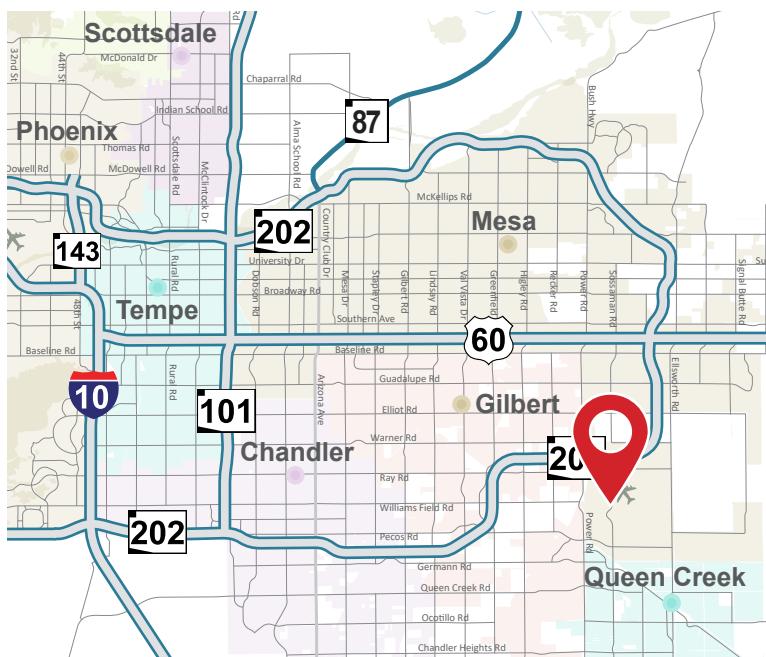
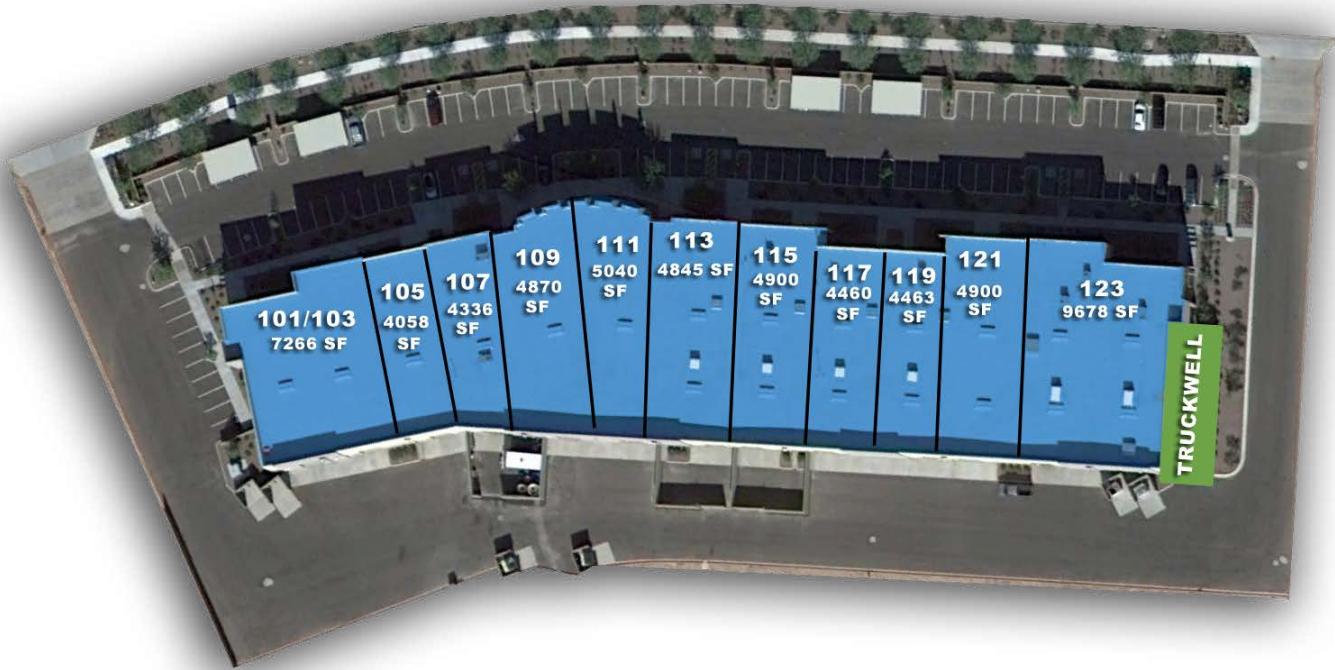
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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr, Suite 245, Scottsdale, AZ 85258 | www.cplaz.com

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 **EQUUS**
MANAGEMENT COMPANY AZ, LLC



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01.17.22