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# PHELAN PECOS CENTER I

PHOENIX-MESA GATEWAY AIRPORT AREA

PHASE 1 • ±40,000 - ±224,566 SF • 2 Buildings Available For Sale or Lease

PHASE 2 • ±9 Acres • For Sale or For Lease

CBRE

 **PHELAN**  
DEVELOPMENT™

LOCATED IN THE PECOS  
ADVANCED MANUFACTURING ZONE  
& AN OPPORTUNITY ZONE

The Phelan Pecos Center I & II are located in one of the fastest growing areas in the nation.

- Located near the SRP 69kV transmission line with capacity
- Access to abundant water, natural gas and fiber in Pecos Rd
- City of Mesa Foreign Trade Zone (FTZ) capable. FTZ reduces or defers tariffs and duties, and can reduce property taxes by as much as 72.7% in perpetuity for qualified users

5 MILES TO LOOP 202

202

24

4 MILES TO AZ-24

Phoenix-Mesa  
Gateway Airport



Sossaman Rd

2 MILES TO PMGA



**PHELAN PECOS CENTER I**

$\pm 40,000$  SF -  $\pm 224,566$  SF

2 BUILDINGS AVAILABLE FOR SALE OR LEASE!



Germann Rd

LEASED

Hawes Rd

**PHELAN PECOS CENTER II**

$\pm 9$  ACRES |  $\pm 174,216$  SF

AVAILABLE FOR OUTSIDE STORAGE OR BTS/PURCHASE



Pecos Rd

NOT TO SCALE  
ALL MEASUREMENTS  
ARE APPROXIMATE

# PROPERTY DETAILS



## FLEXIBLE BUILDING SIZES



## DOCK & GRADE LEVEL LOADING



32'-36'  
CLEAR HEIGHT



## PRIVATE FENCED YARD



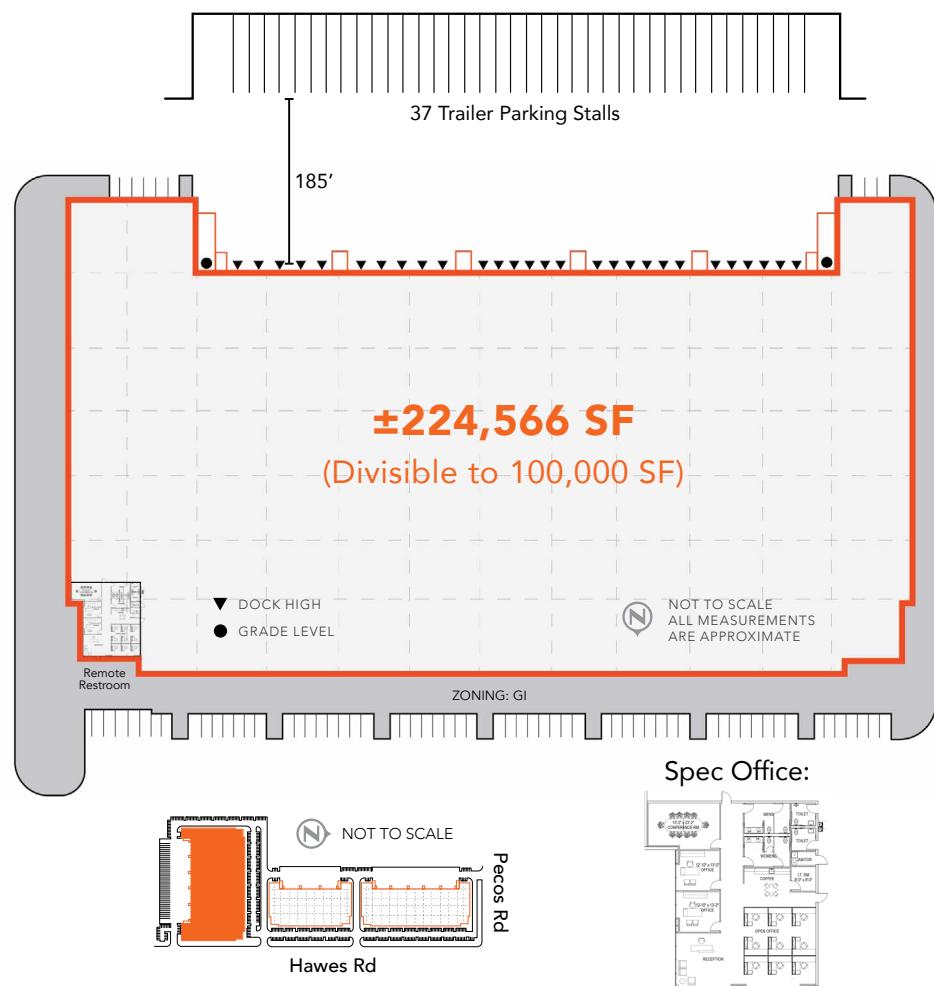
## AIRPORT PROXIMITY

# BUILDING A



8349 E PECOS RD, MESA AZ

<b>Size:</b>	±224,566 SF
<b>Bay Width/Depth:</b>	60'
<b>Clear Height:</b>	36'
<b>Column Spacing:</b>	50'x56'
<b>Parking:</b>	209 Spaces
<b>Office:</b>	±2,900 SF Spec
<b>Lighting:</b>	LED Lights on 15' Whips for Optimal Racking Flexibility
<b>Cooling:</b>	100% HVAC
<b>Bldg Dimensions:</b>	672'x320'
<b>Divisibility:</b>	±100,000
<b>Power:</b>	7200A 277/480V
<b>Slab Thickness:</b>	7" Reinforced
<b>Loading:</b>	28 Dock Doors 2 Grade Level Doors
<b>Dock Equipment:</b>	(6) 35K Mechanical Levelers (4) 20K Edge of Dock Levelers



# BUILDING B



8345 E PECOS RD, MESA AZ

**Size:** ±108,626 SF

**Bay Width/Depth:** 60'

**Clear Height:** 32'

**Column Spacing:** 52'x60'

**Parking:** 108 Spaces

**Office:** (2) ±1,855 SF

**Lighting:** LED Lights on 15' Whips for Optimal Racking Flexibility

**Cooling:** 100% HVAC

**Bldg Dimensions:** 502'8" x 208'

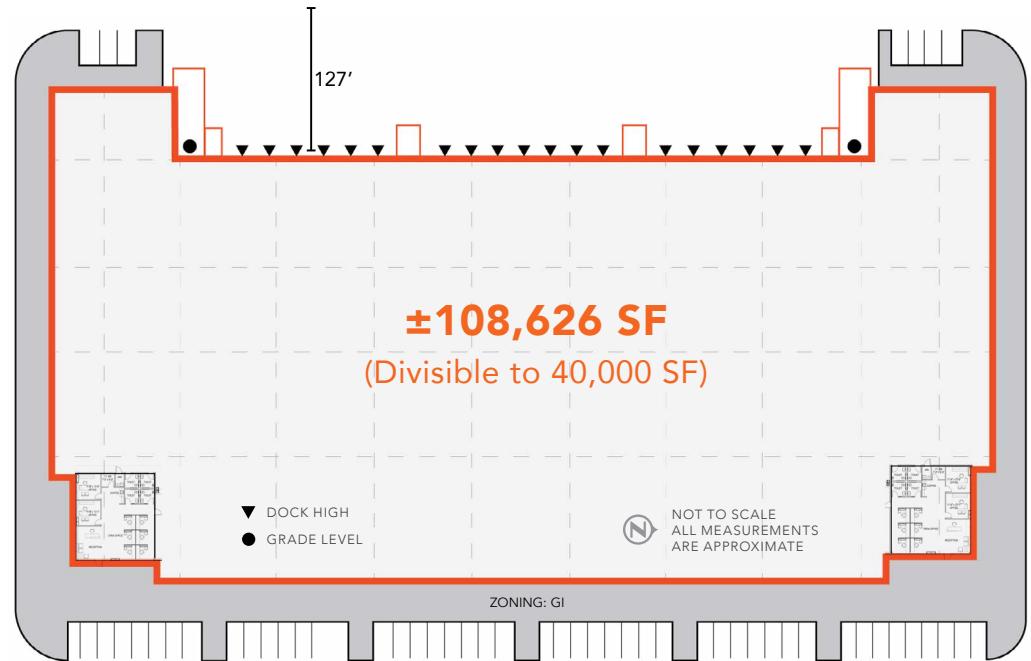
**Divisibility:** ±40,000

**Power:** 2000A 277/480V

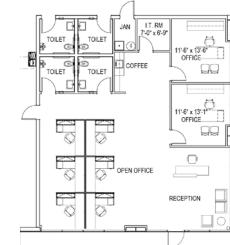
**Slab Thickness:** 7" Reinforced

**Loading:** 19 Dock Doors  
2 Grade Level Doors

**Dock Equipment:** (4) 35K Mechanical Levelers  
(4) 20K Edge of Dock Levelers



**Spec Office:**





## BUILDING A

± 2,900 SF  
OFFICE



## BUILDING B

(2) ± 1,855 SF  
OFFICE

# MESA, ARIZONA

3<sup>rd</sup> Largest city in Arizona

**36**

Median Age

**512,000**

Mesa Population

**5,243**

ASU Polytechnic Students

**20,000**

Williams Campus of Chandler  
Gilbert Community College Students

**41**

East Valley Institute  
High School Undergraduates

SOURCE: MESAAZ.GOV



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**CBRE**

 **PHELAN**<sup>TM</sup>  
DEVELOPMENT