

# FOR LEASE / FOR SALE



## GATEWAY COMMERCE CENTER III



**KEN McQUEEN**  
PRINCIPAL  
602.474.9564  
kmcqueen@leearizona.com

**CHRIS McCLURG, SIOR**  
PRINCIPAL  
D: 602.954.3766  
cmcclurg@leearizona.com

**BLAKE PETERS**  
PRINCIPAL  
D: 602.619.3970  
bpeters@leearizona.com

**JACK SIMS**  
ASSOCIATE  
D: 602.618.9245  
jsims@leearizona.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





## BUILDING FEATURES

- Divisible to Smaller Suites
- 28' Clear Height
- Truckwell Loading (common)
- Insulation Above Deck Energy Code Compliant
- 56' x 60' Column Spacing
- 161 Parking Spaces
- Concrete Truck Court
- 11,000 SF of Amenity Area
- Grade Doors - 12'x14' Insulated OH Doors (2) Per Bay
- 6" Unreinforced Building Slab to 4,000 PSI
- 100% HVAC Roof Top Units Installed, (2) Per Bay
- ESFR Sprinkler
- Conduit for Cox & Century Link
- LI Zoning



## BUILDING A

- 44,244 SF
- ± 1,600 SF Spec Office
- 2,000 AMP 277/480v
- 100% Air-Conditioned
- 28' Clear Height
- (10) Grade Doors [12' x 14']
- Common Truckwell
- Divisible



## BUILDING B

- 52,971 SF
- ± 1,000 SF Spec Office
- 2,000 AMP 277/480v
- 100% Air-Conditioned
- 28' Clear Height
- Common Truckwell
- (16) Grade Doors [12' x 14']
- Building Depth 123'
- Divisible



## CHOOSE MESA



**517,496**  
People live in Mesa

**36<sup>TH</sup>**  
Largest city in the U.S.

**2<sup>ND</sup>**  
Largest city in Phoenix-Mesa Metro & 3rd  
largest city in Arizona

**1.3M**  
Workforce population within 30-minute  
commute

**42.4%**  
Mesa residents have an associates  
degree or higher

Source: selectmesa.com





