

MESA GATEWAY BUSINESS CENTER

SEC of Pecos & Sossaman Rd.
Mesa, Arizona

FOR SALE

MESA ARIZONA'S PREMIER
BUILT-TO-SUIT BUSINESS PARK

PROPERTY HIGHLIGHTS:

- 218 TOTAL ACRES
- SITES AS SMALL AS TEN (10) ACRES
- LOCATE YOUR BUSINESS IN THE 38TH LARGEST CITY IN THE US
- JOIN APPLE, ABLE ENGINEERING AND MANY OTHERS

LGE
DESIGN BUILD

*AN LGE DESIGN,
BUILT TO SUIT,
BUSINESS PARK.*

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LEE & ASSOCIATES®

COMMERCIAL REAL ESTATE SERVICES

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MESA GATEWAY BUSINESS CENTER

SEC of Pecos & Sossaman Rd. | Mesa, Arizona

FEATURES:

- Master planned business park
- Ideal build to suit location
- 218 acres total
- Divisible to 10 acres
- Zoned LI (GI Zoning Pending)
- 20" water line in Pecos
- 16" water line in Sossaman
- 10" sewer along Pecos
- 6" Southwest Gas along Sossaman
- Easy access to the 202 Freeway
- 2 minute drive to Phoenix Mesa Gateway Airport
- FTZ Capable

LOCAL TO MESA:



MESA GATEWAY BUSINESS CENTER



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CONCEPTUAL SITE PLAN

FEATURES:

- Mesa possesses a talented and skilled workforce with 24% of the population, age 25 or above, having a bachelor's degree or higher
- With 16 colleges and universities, Mesa provides a large, well-educated and young labor pool
- The 2015 projected Mesa population is 507,373
- Excellent freeway access links Mesa to other Arizona markets, California, and Mexico
- Special incentives in Mesa for aerospace and aviation companies including Foreign Trade Zone and Military Reuse Zone benefits



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