



# MESA-GATEWAY



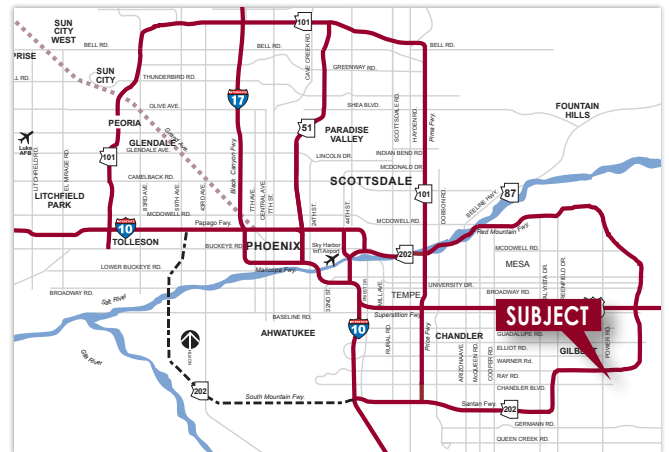
5615 South Sossaman Road | Mesa, Arizona

**AVAILABLE FOR SALE**



## EXECUTIVE SUMMARY:

Located at the north entrance of the Phoenix-Mesa Gateway Airport, **Southwest Jet Center | Mesa-Gateway** is a  $\pm 74,486$  SF state-of-the-art facility on  $\pm 5.6$  acres of land. This property consists of two  $\pm 25,000$  square foot, Class A aircraft hangars plus high-end office space of  $\pm 23,826$  SF. The property offers above-standard amenities with meticulous landscaping and a modern style.



FOR PURCHASE INFORMATION, CONTACT:



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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.



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**AVAILABLE FOR LEASE: ±41,666 SF**



### PROPERTY HIGHLIGHTS:

#### **Aircraft Hangar**

- 25,800 SF (Hanger)
- 28' x 159' hangar door opening
- Accomodation for multiple Global G650s or Gulfstream 8000s
- 100% Air conditioned
- Direct, commercial runway access
- Compressed Air Foam (CAF) fire suppression system
- HVLS fans throughout

#### **Offices/Workshop/Locker**

- 15,866 SF
- 10,993 SF office/classroom
- 4,873 SF workshop/locker
- Modern lobby with covered entry
- Upscale finishings throughout
- Battery, hazardous materials and locked storage rooms
- Classroom environment
- Locker rooms



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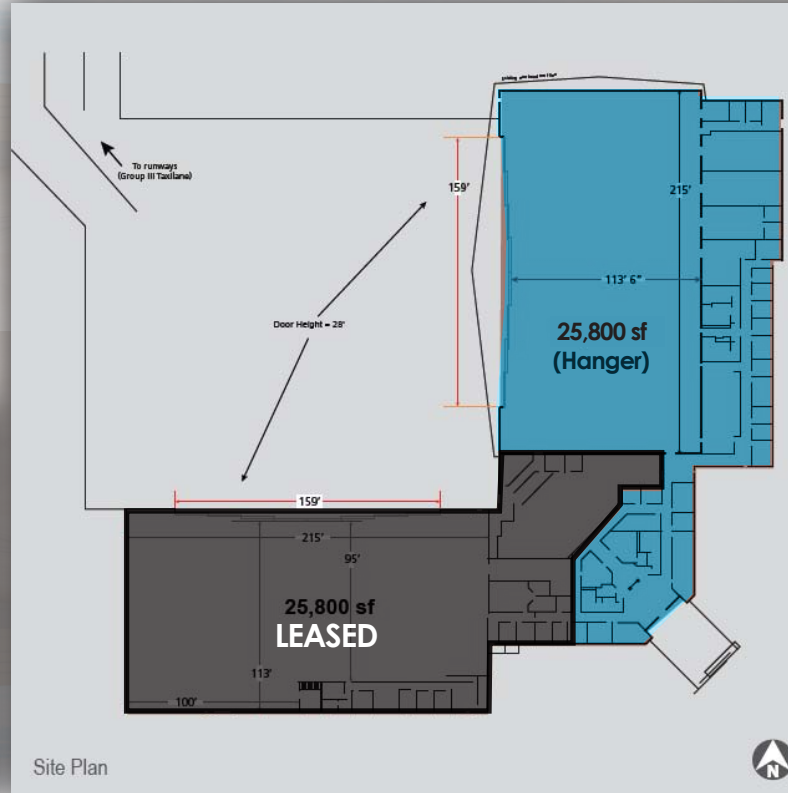


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### JOB TRAINING & SKILLED LABOR FORCE:

The Phoenix-Mesa Airport is the home of many top companies such as Embraer, Cessna, N1 Engines, Orbital Sciences Corporation, Able Engineering and Task Aerospace. Just across Sossaman Road is the Arizona State University's Polytechnic Campus and the Chandler-Gilbert Community College; both offering aviation specific certifications and Bachelor of Science degrees.

### BUSINESS INCENTIVES:

- No Property Taxes = more affordable rent!
- Property tax on a sample \$10,000,000 aircraft:
 

California	Arizona
\$100,000/year	\$50,000/year
- Located in the City of Mesa with a business friendly tax structure
- Military Reuse Zone offers aviation and aerospace businesses tax exemptions and tax credits
- Foreign Trade Zone #221
- US Customs on site
- HUB Zone eligibility

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 COMMERCIAL REAL ESTATE SERVICES  
[www.learizona.com](http://www.learizona.com)

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