

Industrial Buildings For Lease



CITYVIEW GERMANN

Phase I Under Construction | Estimated Delivery Q3 2026



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PROJECT OVERVIEW

Phase I : Buildings B, C, D & E

Phase II : Buildings A & F



PROJECT SIZE

Phase I:
455,204 SF



CLEAR HEIGHT

32'



COLUMN SPACING

50' x 56'



LOADING

Truck Well &
Grade Level



POWER

3,000 AMPS
per building



SPEC OFFICE

±1,658 SF



PARKING

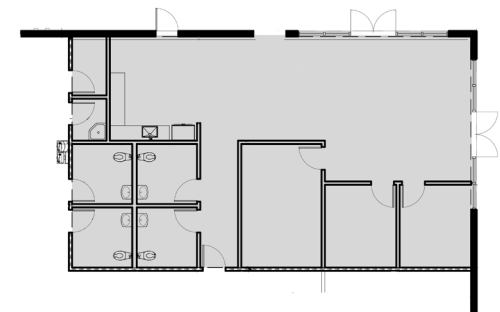
1.3:1000



TRUCK COURT

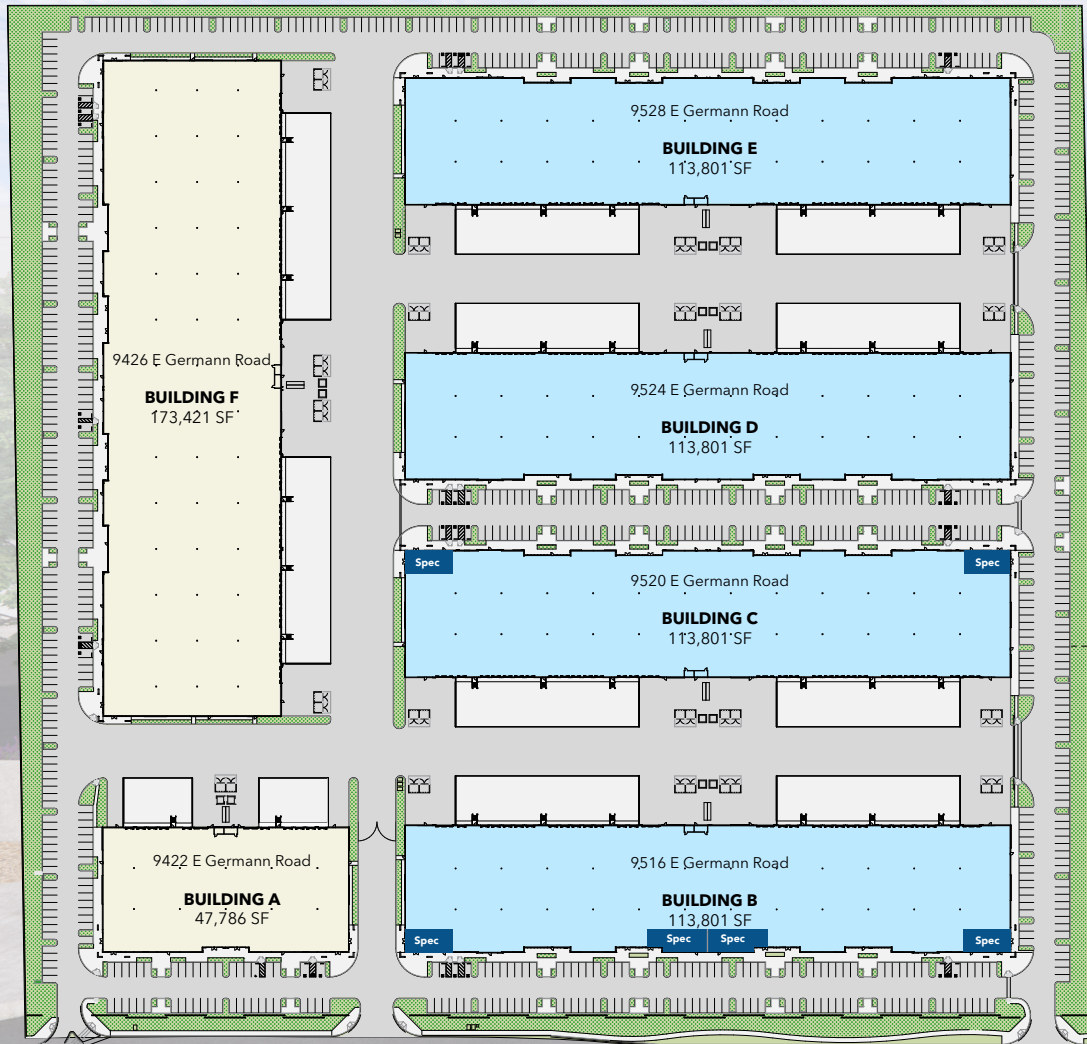
180' Shared

Spec Office Layout:



SITE PLAN

Phase I : Buildings B, C, D & E



Building	Phase I	9516 E Germann Road, Mesa, AZ
B	Size: $\pm 113,801$ SF (Divisible to $\pm 17,000$ SF)	Dimensions: 156' x 740'
	Clear Height: 32'	Loading Court: TBD
	Loading: 26 Truck Well 4 Grade Level	Parking Ratio: TBD
	Power: 3,000 Amps, 277/480v	Column Spacing: 50' x 56'

Building	Phase I	9520 E Germann Road, Mesa, AZ
C	Size: $\pm 113,801$ SF (Divisible to $\pm 17,000$ SF)	Dimensions: 156' x 740'
	Clear Height: 32'	Loading Court: TBD
	Loading: 26 Truck Well 4 Grade Level	Parking Ratio: TBD
	Power: 3,000 Amps, 277/480v	Column Spacing: 50' x 56'

Building	Phase I	9524 E Germann Road, Mesa, AZ
D	Size: $\pm 113,801$ SF (Divisible to $\pm 17,000$ SF)	Dimensions: 156' x 740'
	Clear Height: 32'	Loading Court: TBD
	Loading: 26 Truck Well 4 Grade Level	Parking Ratio: TBD
	Power: 3,000 Amps, 277/480v	Column Spacing: 50' x 56'

Building	Phase I	9528 E Germann Road, Mesa, AZ
E	Size: $\pm 113,801$ SF (Divisible to $\pm 17,000$ SF)	Dimensions: 156' x 740'
	Clear Height: 32'	Loading Court: TBD
	Loading: 26 Truck Well 4 Grade Level	Parking Ratio: TBD
	Power: 3,000 Amps, 277/480v	Column Spacing: 50' x 56'



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Cityview

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