



LOGISTICS[®]
PROPERTY
CO

PALM GATEWAY LOGISTICS CENTER

8130, 8134, 8138 & 8142 E. Pecos Road, Mesa, Arizona 85212

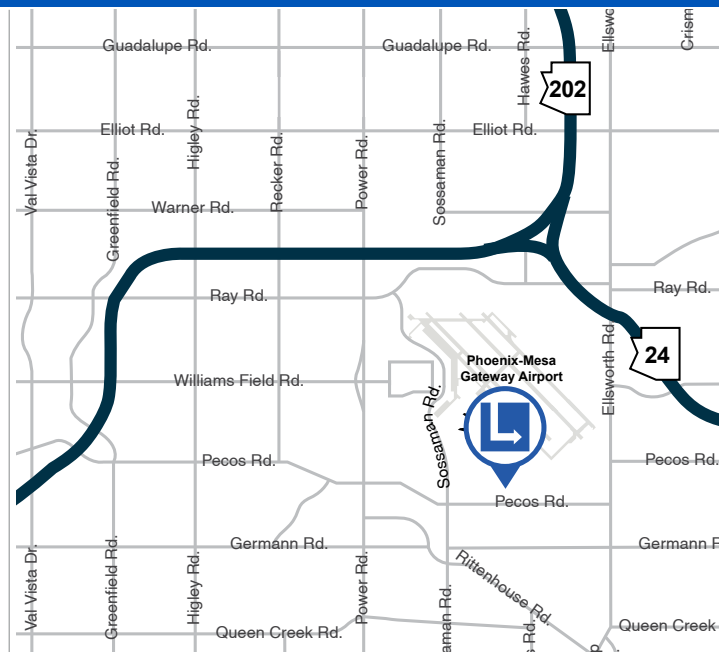


±325,323 SF REMAINING | AVAILABLE NOW

- Located in the Pecos Road Employment Opportunity Zone (PREOZ) District
- Abundant skilled labor in immediate area
- Distance to Phoenix Mesa Gateway Airport: 2.0 miles
- Natural Gas Available
- Building depth: 180' to 310'
- Power: 2,500 to 6,000 amps
- Most dynamic submarket in the East Valley
- GI Zoning: City of Mesa
- Varying space sizes: 18,500 SF to 124,309 SF



Property Video



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates

5090 N. 40th Street
Suite 300
Phoenix, Arizona 85018

Ken McQueen

+1 602 474 9564 • kmcqueen@leearizona.com

Chris McClurg, SIOR

+1 602 954 3766 • cmcclurg@leearizona.com

Blake Peters

+1 602 619 3970 • bpeters@leearizona.com

Jack Sims

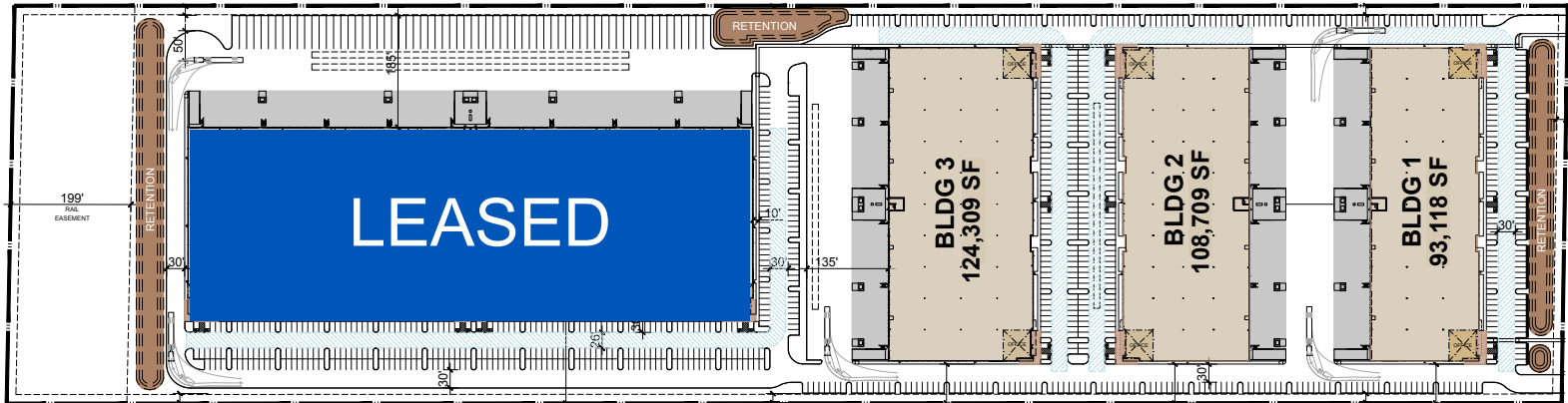
+1 602 618 9245 • jsims@leearizona.com



LOGISTICS[®]
PROPERTY
CO

PALM GATEWAY LOGISTICS CENTER

8130, 8134, 8138 & 8142 E. Pecos Road, Mesa, Arizona 85212



PROPERTY HIGHLIGHTS

	Building 4 - LEASED	Building 3	Building 2	Building 1
Address:	8142 E. Pecos Road	8138 E. Pecos Road	8134 E. Pecos Road	8130 E. Pecos Road
Size:	289,463 SF	124,309 SF	108,709 SF	93,118 SF
Clear Height:	36'	32'	32'	28'
Column Spacing:	52'x50'x60' speed bay	52'x50'x60' speed bay	52'x50'x60' speed bay	52'x50'x60' speed bay
Divisible to:	72,090 SF	30,828 SF	26,928 SF	18,500 SF
Loading:	56 dock doors, 4 drive-ins	28 dock doors, 4 drive-ins	28 dock doors, 4 drive-ins	28 dock doors, 4 drive-ins
Pit Levelers:	6	4	4	4
Parking:	354 auto, 66 trailer	182 auto	182 auto	148 auto
Zoning:	GI	GI	GI	GI
Lighting:	LED	LED	LED	LED
Sprinkler:	ESFR	ESFR	ESFR	ESFR
Building Dimensions:	310' x 936'	240' x 520'	210' x 520'	180' x 520'
Power:	6,000 amps	6,000 amps	3,000 amps	2,500 amps
LEED:	Certified	Certified	Certified	Certified
Yard:	-	Freestanding Yard	-	-

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates
5090 N. 40th Street
Suite 300
Phoenix, AZ 85018

Ken McQueen
+1 602 474 9564 • kmcqueen@leearizona.com
Chris McClurg, SIOR
+1 602 954 3766 • cmccclurg@leearizona.com
Blake Peters
+1 602 619 3970 • bpeters@leearizona.com
Jack Sims
+1 602 618 9245 • jsims@leearizona.com



LOGISTICS[®]
PROPERTY
CO

PALM GATEWAY LOGISTICS CENTER

8130, 8134, 8138 & 8142 E. Pecos Road, Mesa, Arizona 85212



517,496

More than half a million people live in Mesa.

1.3M

Workforce population within 30-minute commute.

2nd

Largest city in Phoenix-Mesa Metro & 3rd largest city in Arizona.

36th

Largest city in the U.S.

42.4%

Mesa residents have an associates degree or higher.

Source: selectmesa.com



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates

5090 N. 40th Street
Suite 300
Phoenix, Arizona 85018

Ken McQueen

+1 602 474 9564 • kmcqueen@leearizona.com

Chris McClurg, SIOR

+1 602 954 3766 • cmclurg@leearizona.com

Blake Peters

+1 602 619 3970 • bpeters@leearizona.com

Jack Sims

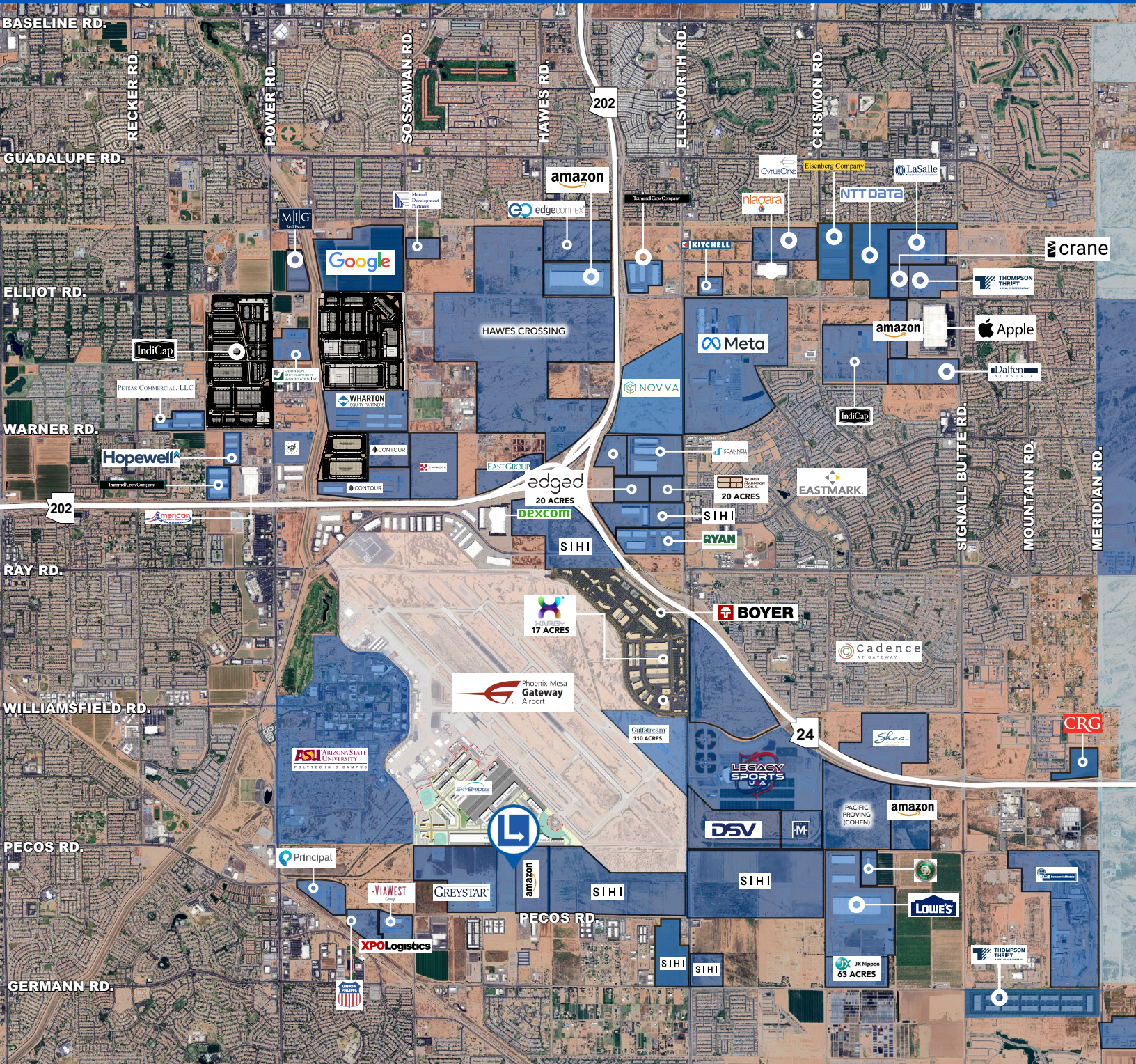
+1 602 618 9245 • jsims@leearizona.com



LOGISTICS[®]
PROPERTY
CO

PALM GATEWAY LOGISTICS CENTER

8130, 8134, 8138 & 8142 E. Pecos Road, Mesa, Arizona 85212



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates

5090 N. 40th Street
Suite 300
Phoenix, Arizona 85018

Ken McQueen

+1 602 474 9564 • kmcqueen@leearizona.com

Chris McClurg, SIOR

+1 602 954 3766 • cmccclurg@leearizona.com

Blake Peters

+1 602 619 3970 • bpeters@leearizona.com

Jack Sims

+1 602 618 9245 • jsims@leearizona.com