

# GATEWAY COMMERCE CENTER



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION PLEASE CONTACT:

**KEN McQUEEN**  
PRINCIPAL  
602.474.9564  
[kmcqueen@leearizona.com](mailto:kmcqueen@leearizona.com)

**CHRIS McCLURG, SIOR**  
PRINCIPAL  
602.954.3766  
[cmclurg@leearizona.com](mailto:cmclurg@leearizona.com)

  
**WETTA VENTURES**

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.

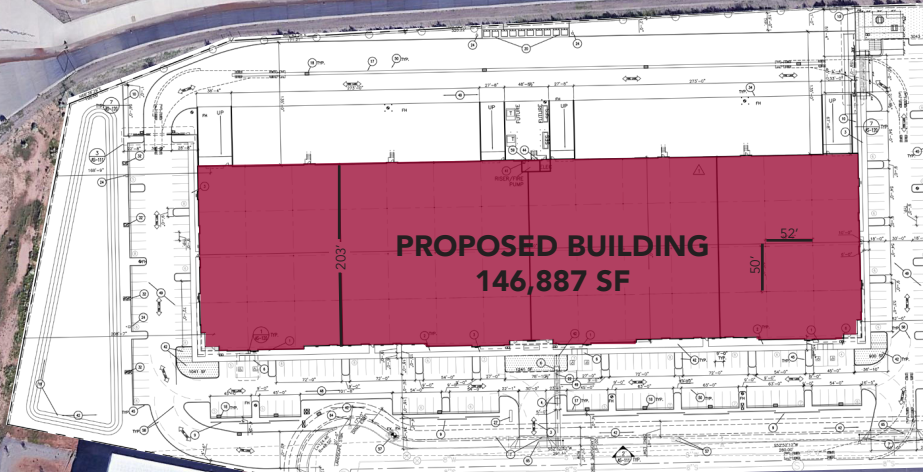
# GATEWAY COMMERCE CENTER

DELIVERY OCTOBER 2021

202



70,000  
VEHICLES PER DAY



PROPOSED BUILDING  
146,887 SF

SEAVER AVE.



POTATO BARN  
UNIQUE HOME FURNISHINGS

print.  
save.  
repeat.

71ST ST.

RAY RD.



LEE &  
ASSOCIATES

ZONING, LI  
226 PARKING SPACES  
1.53 SPACES PER 1000 SF

# GATEWAY COMMERCE CENTER

## FEATURES



- Total Square Footage - 146,887 SF
- Freestanding State of the Art Construction
- Loop 202 Freeway Visible with Signage - 70,000 Vehicles Per Day
- 1 Mile from Loop 202 Ramp
- 3000 AMPS 277/480 Volt Power
- Future SES Expansion
- 32' Clear Height
- R-38 Insulation/ Vinyl White Scrim Sheet
- ESFR Sprinklered
- Dock High Loading and 4 Grade Level Doors
- Fenced Truck Court
- 52' Column Spacing
- Parking: 1.53/1000 SF (226 spaces)



## MESA POPULATION/DEMOGRAPHICS

518,012 TOTAL

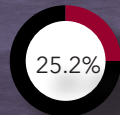


49.4%  
Male

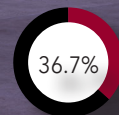


50.6%  
Female

AVERAGE AGE 36.3



Mesa Residents  
Graduated High  
School



Ages 25+ Have  
Bachelors Degree or  
Higher



Average Household  
Income

**\$80,539**



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.

# GATEWAY COMMERCE CENTER

# AMENITY MAP



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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

**CHRIS McCLURG, SIOR**  
PRINCIPAL  
602.954.3766  
cmclurg@learizona.com

**W**  
WETTA VENTURES

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.