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



AN LGE DESIGN, BUILD TO SUIT, BUSINESS PARK.



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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.







COMMERCIAL REAL ESTATE SERVICES

3200 East Camelback Road Suite 100 Phoenix, Arizona 85018 602.956.7777

Mesa, Arizona SEC of Pecos & Sossaman Rd.

LEE & ASSOCIATES www.leearizona.com ERCIAL REAL ESTATE SERVICES

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



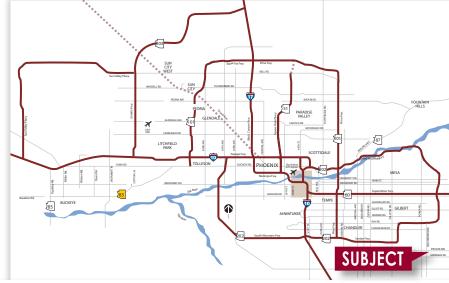
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FEATURES:

- Mesa possesses a talented and skilled workforce with 24% of the population, age 25 or above, having a bachelor's degree of 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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