

# 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 38<sup>TH</sup> LARGEST CITY IN THE US
- JOIN APPLE, ABLE ENGINEERING AND MANY OTHERS

**LGE**  
DESIGN BUILD

*AN LGE DESIGN,  
BUILT TO SUIT,  
BUSINESS PARK.*

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**LEE &  
ASSOCIATES®**

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# MESA GATEWAY BUSINESS CENTER

SEC of Pecos & Sossaman Rd. | Mesa, Arizona

## 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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**CONCEPTUAL SITE PLAN**

## FEATURES:

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