



**CENTRIS**  
INDUSTRIAL™  
AT MESA

DELIVERING Q2 2024

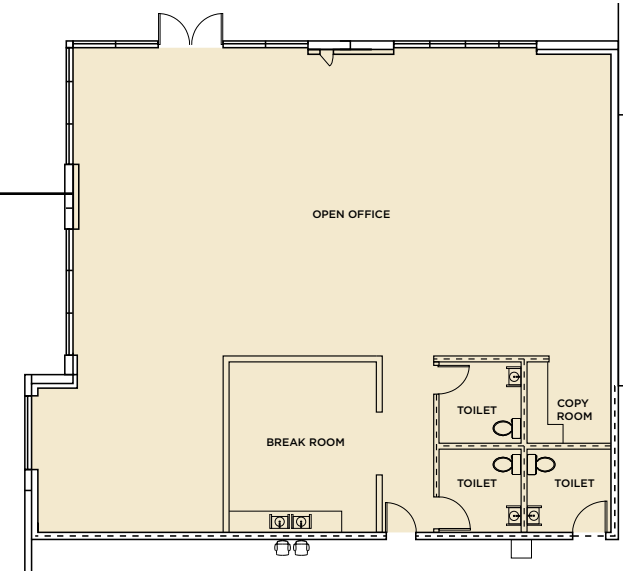
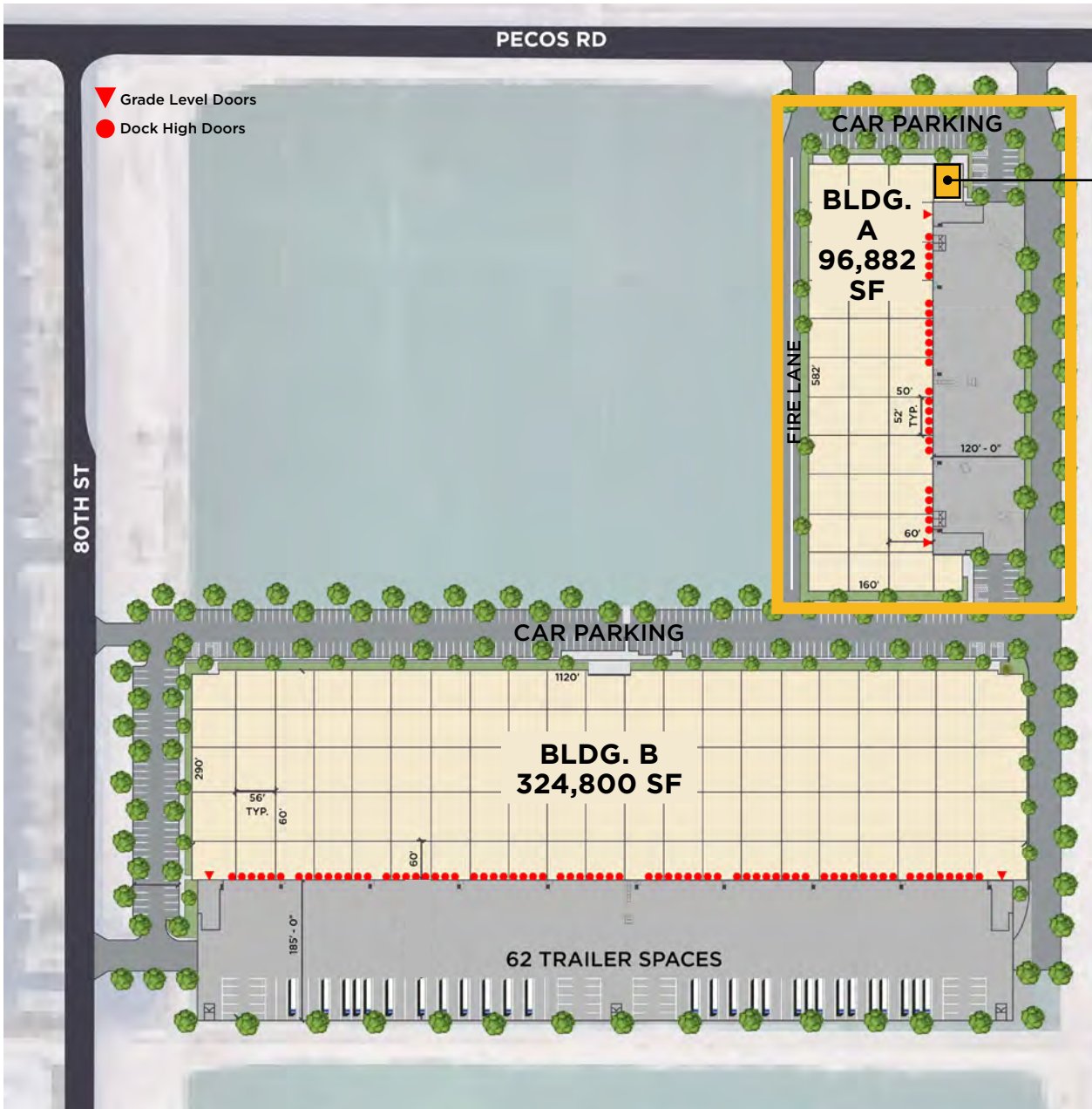


**2 BUILDING INDUSTRIAL DEVELOPMENT FOR LEASE**  
±32,294 – 324,800 SF AVAILABLE  
SEC Pecos Rd & 80th St, Mesa, AZ 85212

Developed By:



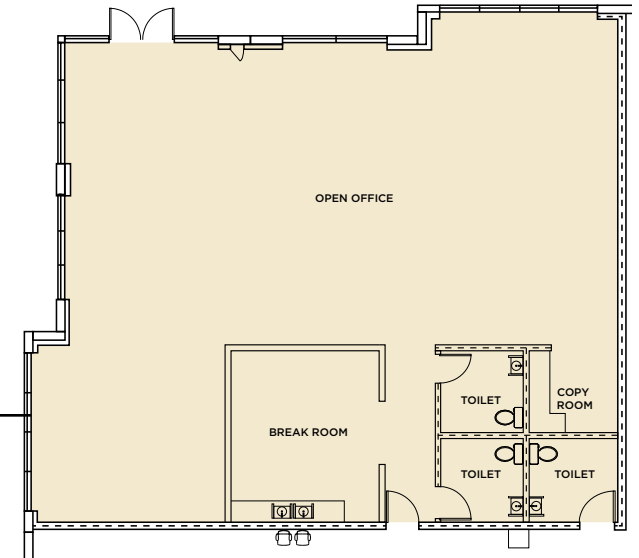
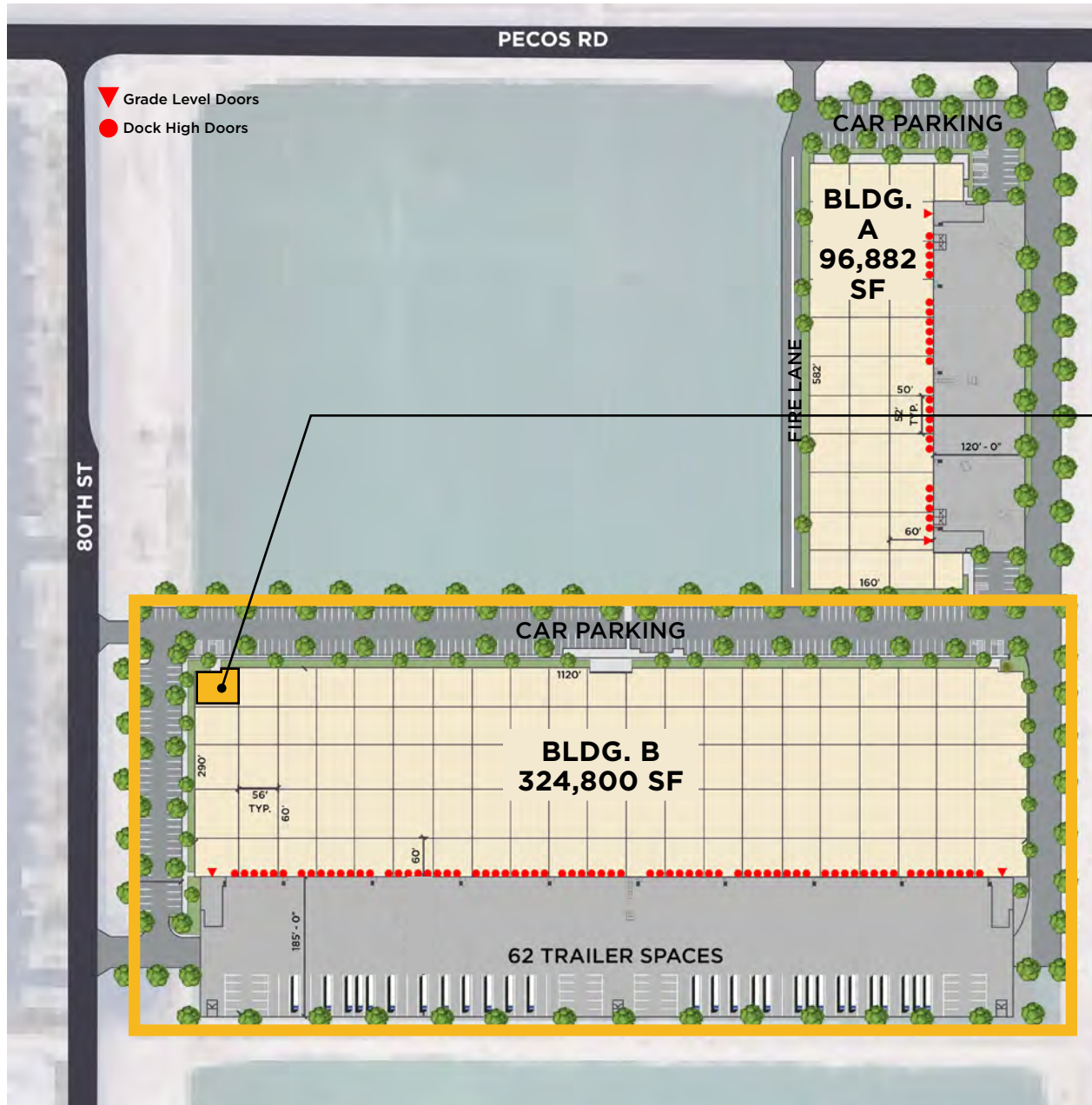
# BUILDING FEATURES



## BUILDING A | DELIVERING JUNE 2024

- Size: 96,882 SF**  
*(Divisible to ± 32,294 SF)*
- Clear Height: 32'**
- Dimensions: 582' x 160'**
- Typical Column Spacing: 52' x 50'**
- Speed Bays: 60'**
- Truck Court: 120'**
- Grade Level Doors: 2**
- Dock High Doors: 24**
- Car Parking: .92/1,000 SF**  
**(388 Total)**
- Power: 3,000 amps**
- Floor Slab: 7"**
- Sprinklers: ESFR**
- Lighting: LED**
- Insulation: R-38**
- Spec Office: 2,580 SF**

# BUILDING FEATURES



## BUILDING B | DELIVERING JUNE 2024

- Size: 324,800 SF**  
*(Divisible to ± 50,000 SF)*
- Clear Height: 36'**
- Dimensions: 1120' x 290'**
- Typical Column Spacing: 56' x 60'**
- Speed Bays: 60'**
- Truck Court: 185'**
- Grade Level Doors: 2**
- Dock High Doors: 69**
- Trailer Parking: 62**
- Car Parking: .92/1,000 SF (388 Total)**
- Power: 6,000 amps**
- Floor Slab: 7"**
- Sprinklers: ESFR**
- Lighting: LED**
- Insulation: R-38**
- Spec Office: 2,613 SF**

# PROGRESS PHOTOS



# CORPORATE NEIGHBORS

**VELEX** **SGW**  
synthetic grass warehouse

**American Furniture Warehouse** **Li-Cycle**

**niagara**  
BOTTLING, LLC

**Data Center**

**LEGACY SPORTS USA**

LOOP 202

**CAVU AEROSPACE** **FUJIFILM** **Sigler** **MORSCO**  
YOUR LOCAL CONTRACTOR SUPPLY SOURCE

**SouthernCarlson** **EXO** **GAMECHANGE SOLAR**  
REPOWERING THE PLANET

**LENNOX** **Linc** **RAC**  
RELIABLE AIR CONDITIONING

**ABC Supply Co. inc.** **AZ AUTO AESTHETICS** **NO LIMIT TURF**

**dexcom** **ELECTRA MECCANICA** **Pella**

AVENUE 24

**Phoenix-Mesa Gateway Airport**

**GATEWAY** **BIG3CREATIVE**

**Aristotle Air** **Sterling Services**  
COOKING HEATING MAINTENANCE

**Yawpower Products**

**KALTECH**  
A TECHNICAL SERVICES COMPANY

S. ELLSWORTH RD

**CLUBDANCE** **TG**

**PARAGON** **MOTOAZ**  
Escape Games

**JERIT**  
AUTOMATION

**Allied**  
WHEEL COMPONENTS

**AGD** **Auto Glass & Tint Co**

**2CT MEDIA** **SOS**

**First Solar** **Tint artel**

E. PECOS RD

S. 80TH ST

**U-HAUL** **AZ Canopy Chairs**  
**POWERRANCHSTORAGE**

**Chas Roberts**  
ASSEMBLY • PARTS

E. GERMANN RD



# LOCATION HIGHLIGHTS



## HIGHLIGHTS

- Zoning: LI -City of Mesa
- Six Freeway Access Route Nearby
- 17M Workforce population within 30-minute commute
- 3 minutes to Phoenix-Mesa Gateway Airport
- <35 Minute Drive to Phoenix Sky Harbor International Airport
- 6 minutes to route 202
- 7 minutes to state route 24
- 15 minutes to Route 60

## DEMOGRAPHIC



### 2023 TOTAL POPULATION

1-Mile:	2,644
3-Miles:	54,481
5-Miles:	194,372



### 2023 TOTAL HOUSEHOLDS

1-Mile:	785
3-Miles:	16,879
5-Miles:	60,579



### 2023 TOTAL POPULATION W/ HIGH SCHOOL DEGREE

1-Mile:	23.20%
3-Miles:	15.10%
5-Miles:	15.60%



# CENTRIS INDUSTRIAL™ AT MESA



S. SOSSAMAN RD

E. PECOS RD

S. 80TH ST

E. GERMANN

## PHIL HAENEL

Executive Vice Chair  
602 224 4409  
phil.haenel@cushwake.com

## ANDY MARKHAM, SIOR

Executive Vice Chair  
602 224 4408  
andy.markham@cushwake.com

## FOSTER BUNDY

Director  
602 229 5919  
foster.bundy@cushwake.com

Developed By:

