



GATEWAY

COMMERCE CENTER

III

6459 & 6531 S SOSSAMAN RD
MESA, AZ 85212

±6,778 – 86,029 SF
AVAILABLE FOR LEASE



FREE TRADE ZONE AND
MILITARY REUSE ZONE

CBRE

W WETTA VENTURES

PROJECT OVERVIEW



BUILDING B | 6531 S SOSSAMAN RD | ±41,602 SF

BUILDING A | 6459 S SOSSAMAN RD | ±44,427 SF



Two Buildings Totaling
±86,029 SF (Divisible to ±6,778 SF)



Spec Suites Ready for
Immediate Occupancy



Concrete Truck Court



161 Parking Spaces



12' x 14 Insulated OH Grade
Level Doors (2 per bay)



Common Truckwell Loading



100% HVAC Roof Top Units Installed



±28' Clear Height



2,000 amps 277/480v [SES]
electrical service (Per Building)



ESFR Sprinklers



LI (Light Industrial) Zoned



R26 Rigid Insulation



56' x 60' Column Spacing



6" Unreinforced Building
Slab to 6,000 PSI



Metal Roof Deck with
Castellated Beams



Conduit for Cox &
CenturyLink



2 Natural Gas Sleeves



± 11,000 SF Amenity Deck

6459 S SOSSAMAN RD

Site Plan & Building Specs

VELOCITY WAY



- ▲ COMMON TRUCKWELL
- DRIVE-IN DOOR

EXISTING SPEC OFFICE ±1,860 SF



±44,427 SF
(Divisible to ±19,703 SF)



±1,860 SF Spec Office



2,000 Amps 277/480v [SES]
Electrical Service



100% HVAC



±28' Clear Height



[11] 12' x 14' Grade Level Doors



Common Truckwell

6531 S SOSSAMAN RD

Site Plan & Building Specs



±41,602 SF
[Divisible to ±6,778 SF]



±1,104 SF Spec Office



2,000 Amps 277/480v [SES]
Electrical Service



100% HVAC



±28' Clear Height



[14] 12' x 14' Grade
Level Doors



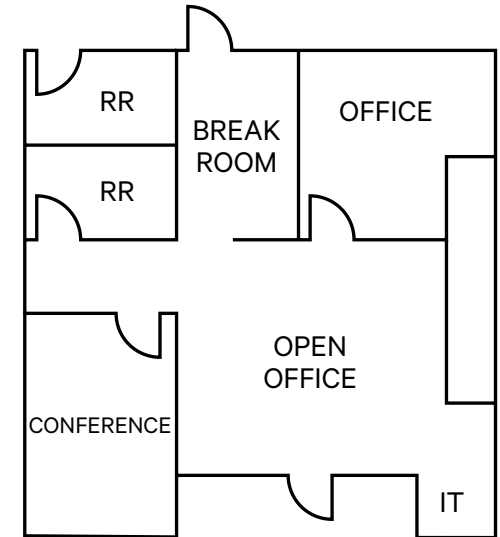
Common Truckwell



±123' Building Depth

EXISTING SPEC OFFICE

±1,104 SF



COMMON TRUCKWELL

LEASED



SUITE 109
13,869 SF Total

Building B

SUITE 111
6,778 SF Total

SUITE 114
6,934 SF Total

SUITE 119
14,021 SF Total

±1,723 SF

±1,723 SF

±1,748 SF

SPEC OFFICE SUITES ARE PERMITTED AND CAN BE BUILT
OUT/DELIVERED WITHIN 90 DAYS OF LEASE EXECUTION.

▲ COMMON TRUCKWELL
■ DRIVE-IN DOOR

MESA OVERVIEW



Mesa Gateway is home to Gulfstream and Virgin Galactic.



Mesa Gateway Airport is among the fastest growing airports in the United States.



Arizona is ranked #1 for Aerospace Manufacturing Attractiveness.

— PwC, 2016.



More than 100 businesses are adjacent to the Falcon Field and Mesa Gateway airports, employing more than 10,000 employees in aerospace/aviation, high-tech, manufacturing and software industry clusters.

Source: Selectmesa.com



0.3 Miles
1 Minute



18.5 Miles
25 Minutes



32.2 Miles
33 Minutes

*All measurements are approximate

Mesa is home to major technology, manufacturing, and distribution companies such as:



A PROVEN HUB FOR AEROSPACE INNOVATION

Located in the City of Mesa, Mesa Gateway Airport serves the Greater Phoenix metropolitan area, one of the fastest growing communities in the nation. Over the years, Gateway has evolved from one of the Air Force's premier flight schools to a successful commercial airport that contributes \$1.8 billion annually to Arizona's economy, making it an internationally recognized economic powerhouse.

Along with the more than 70 innovative businesses based on its 3,000-acre campus, Gateway supports over 10,000 jobs, including those at aerospace companies like Textron Aviation, Embraer, Able Aerospace Services, Gulfstream, and Virgin Galactic.

[*choosegatewayairport.com]



3 Parallel Runways
Each Approximately
10,000' Length



2.0M
Travelers



11 Passenger
Gates



45 Nonstop
Destinations



Allegiant and Sun
Country Airlines



Direct proximity to Chandler-Gilbert Community College (15,000 students) and Arizona State University Polytechnic Campus (6,300+ students)



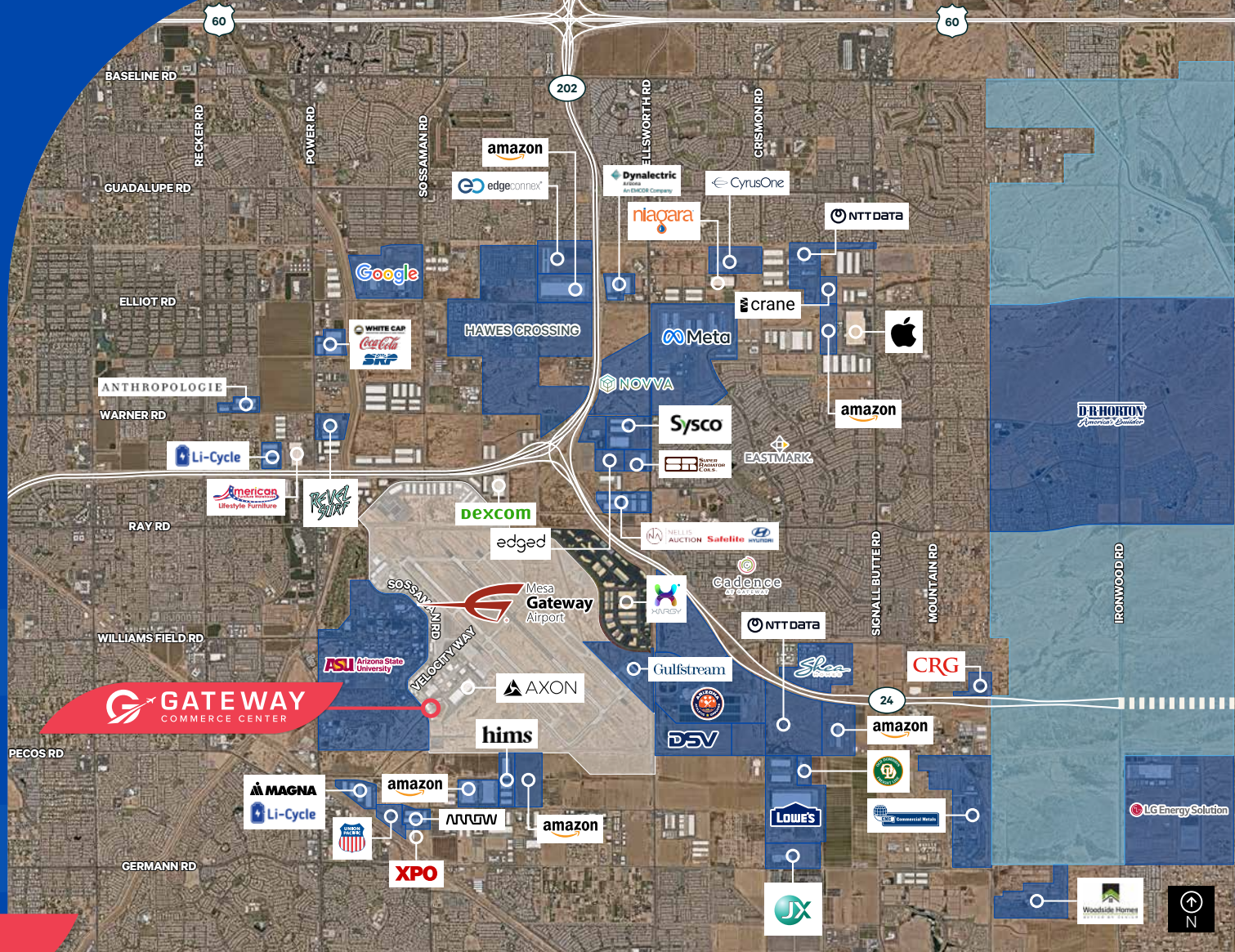
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CBRE



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