

ELLIOT 96

CLASS A INDUSTRIAL PROJECT

±24,795 – ±170,400 SF AVAILABLE FOR LEASE

READY FOR IMMEDIATE OCCUPANCY

9512 & 9520 E ELLIOT ROAD
MESA, AZ

 **KITCHELL** | **CBRE**

PROJECT FEATURES



Zoning: L-1



ESFR Sprinklers



R-30 Insulation



180' Concrete Truck Court



Parking Ratio: 1.57/1,000



Spec Suites with 100% AC



End cap grade level loading doors are 16' wide x 20' tall



Elliot Road Frontage



9512 E ELLIOT RD

SIZE:
±125,303 SF

LOADING:
Rear Load

COLUMN SPACING:
50' x 52'

DRIVE INS:
4

AVAILABLE:
±29,499 SF

BUILDING DEPTH:
±160'

SPEED BAYS:
60' x 52'

POWER:
3,600 Amps (Expandable)

DIVISIBILITY:
±24,795 SF

CLEAR HEIGHT:
±30'

DOCK DOORS:
40

PARKING:
177



9520 E ELLIOT RD



SIZE:
±140,901 SF

CLEAR HEIGHT:
±30'

DRIVE INS:
4

DIVISIBILITY:
±27,909 SF

COLUMN SPACING:
50' x 52'

POWER:
3,600 Amps
(Expandable)

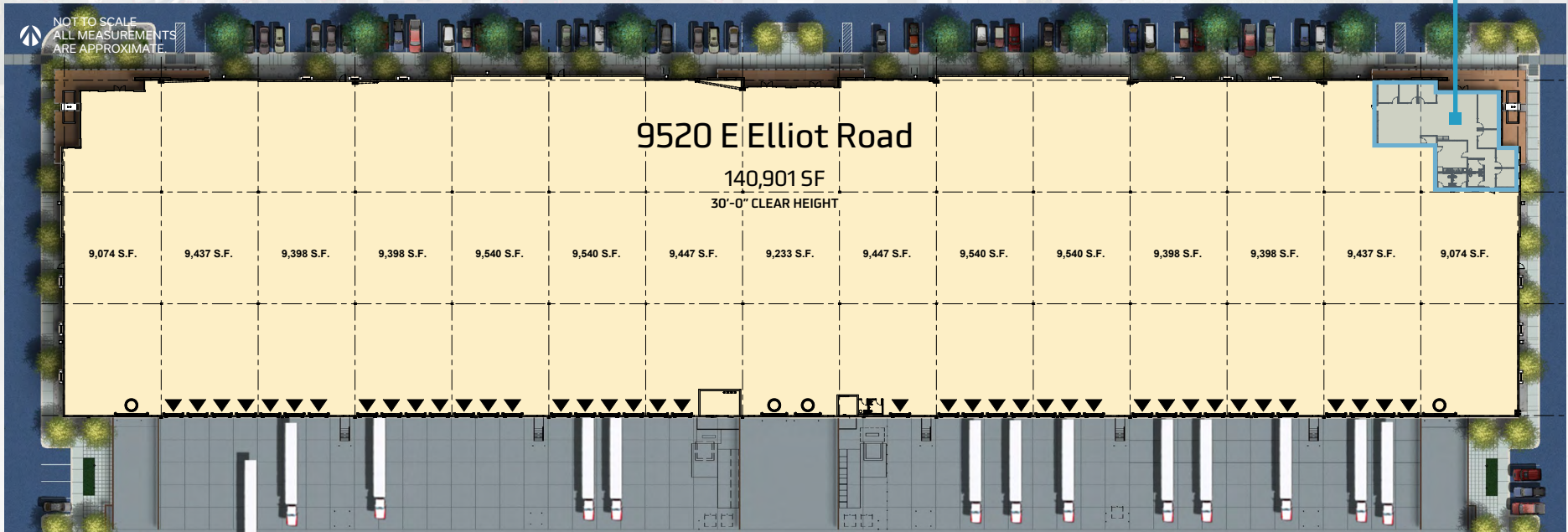
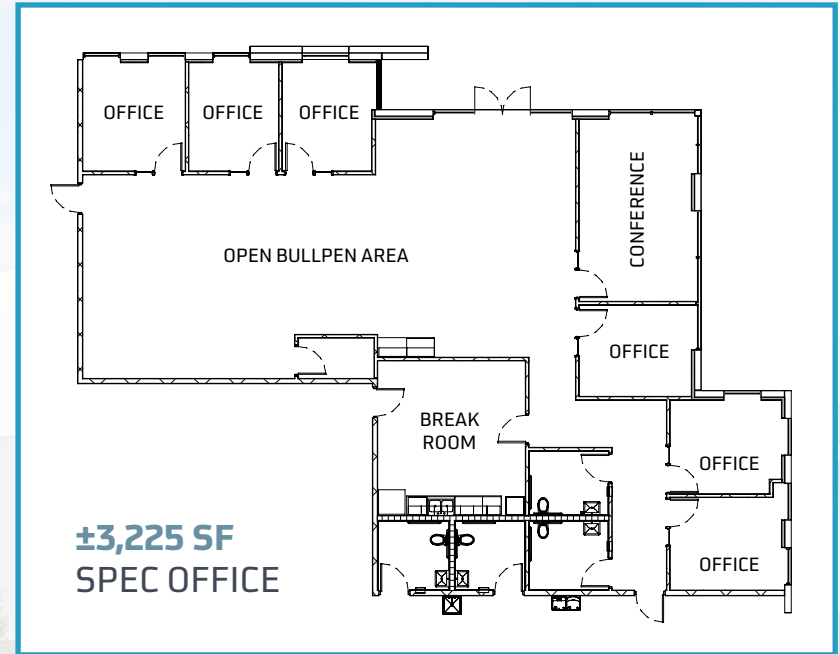
LOADING:
Rear Load

SPEED BAYS:
60' x 52'

PARKING:
221

BUILDING DEPTH:
±180'

DOCK DOORS:
40

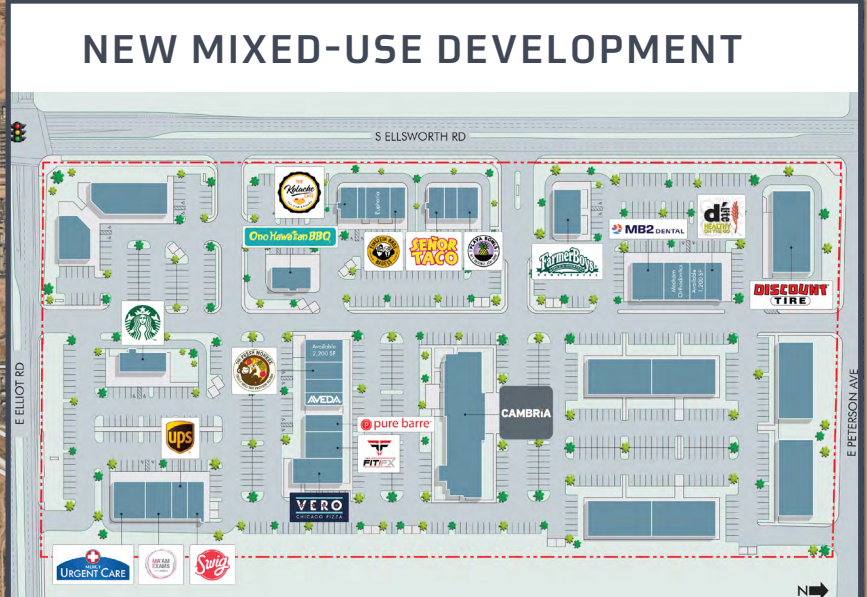


NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE

ELLIOT 96

↑
NOT TO SCALE

NEW MIXED-USE DEVELOPMENT



AREA OVERVIEW



XPO

amazon

Lowe's

CMG

JX

LG Energy Solution

FUJIFILM

amazon

DSV

Shea Homes

LEGACY SPORTS

Gulfstream

TOP ACES

ASU ARIZONA STATE UNIVERSITY
POLYTECHNIC CAMPUS

Phoenix-Mesa Gateway Airport

CAVU AEROSPACE

KP

ELECTRA MECCANICA

HYUNDAI

dexcom

FUJIFILM

ARIZONA STATE UNIVERSITY

Lowe's

MasTec

Americas

ROSENDIN

amazon

Google

Meta

niagara

CyrusOne

edgeconnect

202

24

24

202

S Sossemann Rd

S Hawes Rd

E Elliot Rd

E Warner Rd

E Williams Field Rd

S Ellsworth Rd

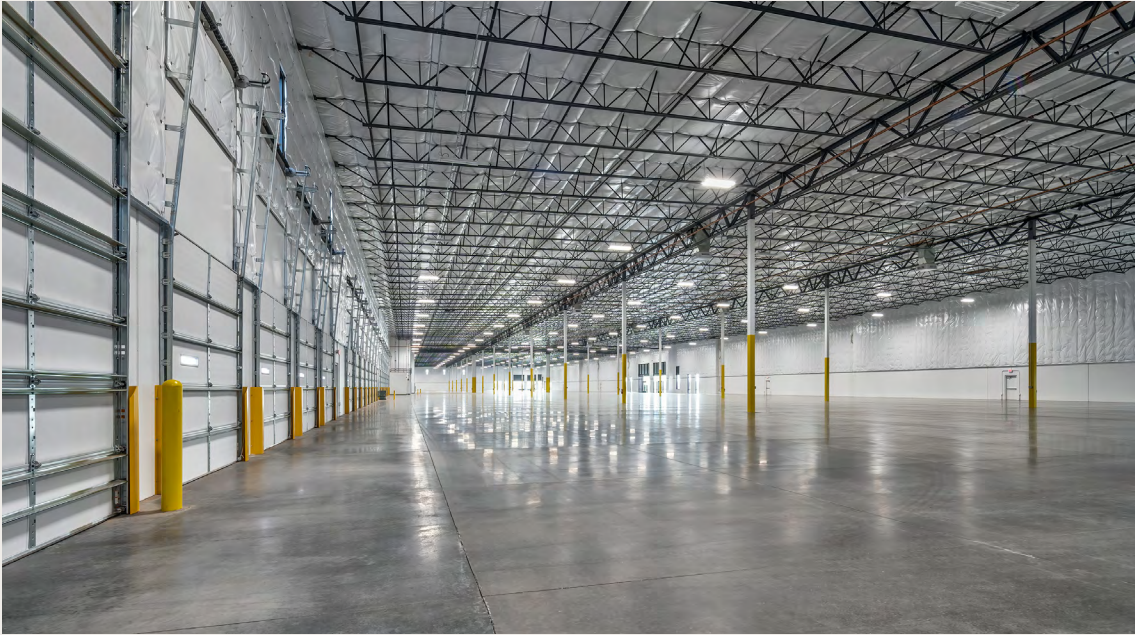
S Power Rd

S Moulton Rd

E Pecos Rd

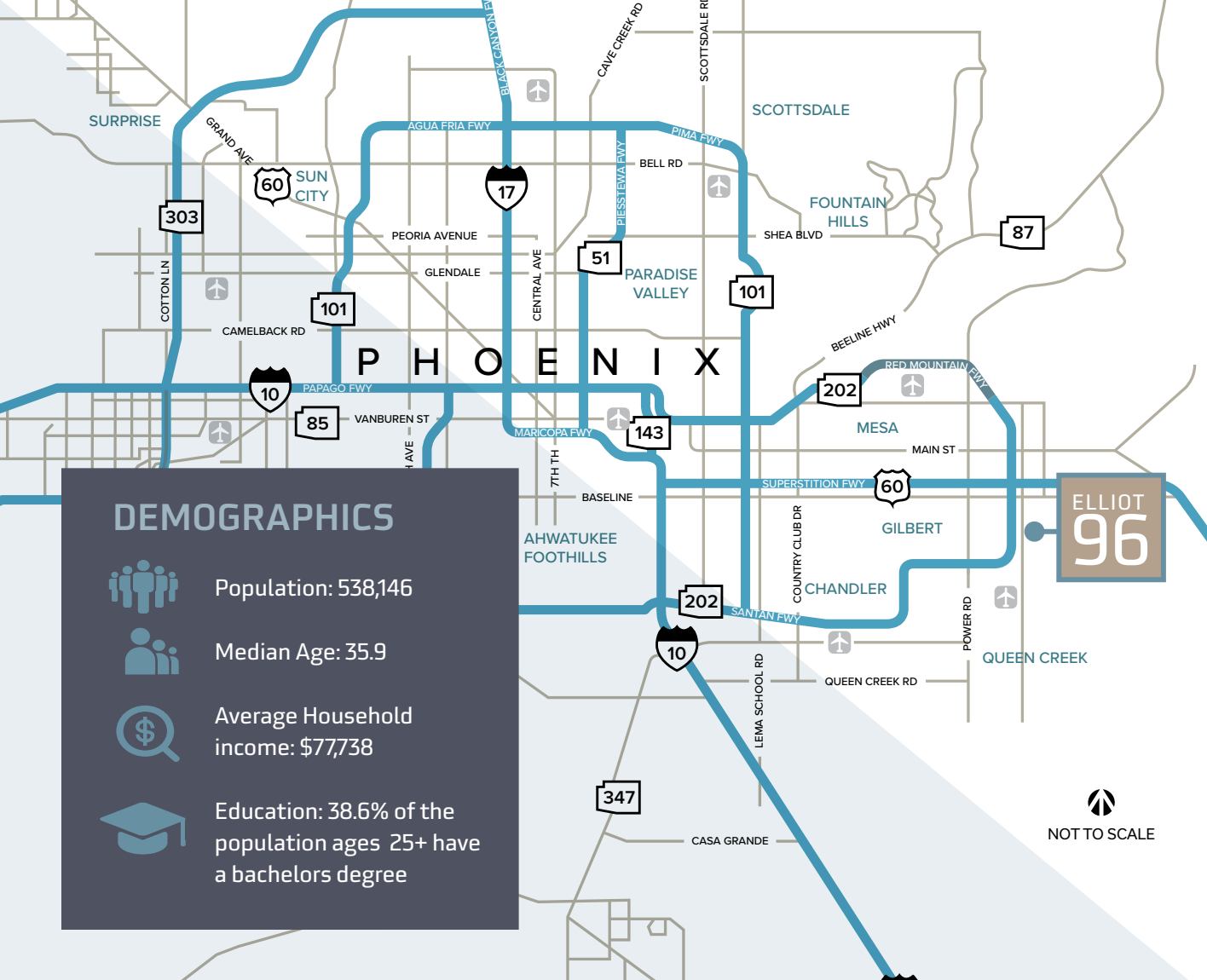
E Pecos Rd

E Peterson Ave



ELLIOT
96





DEMOGRAPHICS

- Population: 538,146
- Median Age: 35.9
- Average Household income: \$77,738
- Education: 38.6% of the population ages 25+ have a bachelors degree

MESA, AZ AT A GLANCE

- Mesa, AZ is home to major technology, manufacturing, and distribution companies.
- 2nd largest city in the Phoenix-Mesa Metro
- 3rd Largest city in Arizona

LOCATION HIGHLIGHTS

- Located within Elliot Road Technology Corridor
- Freeway access: ±0.8 Miles to Loop 202; ±2.4 Miles to Highway 60
- Airport Access: ±7 miles (11 minutes) to Phoenix Mesa Gateway Airport
- Easy access to local restaurants, hotels, and retail amenities
- Adjacent to abundant housing

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