

LANDING ³

**CLASS A INDUSTRIAL PRODUCT
UNMATCHED VISIBILITY ON LOOP 202**

7853 & 7925 E Ray Road, Mesa, AZ 85212



**±10,424 - ±14,798 SF AVAILABLE
AVAILABLE NOW**



CBRE

PROPERTY FEATURES



ZONED LI (LIGHT INDUSTRIAL)



VISIBILITY BY $\pm 70,043$ VPD ALONG LOOP 202*

**Source: EB & WJB, Maricopa Association of Governments 2019*

WITHIN MESA'S NEW OPPORTUNITY ZONE



ADJACENT TO MESA GATEWAY AIRPORT

- > Five carriers: Allegiant, California Pacific Airlines, WestJet
- > Adjacent to ASU PolyTech Campus
- > ± 2 miles south of Mesa's Elliot Road Tech Corridor
- > ± 1.5 miles west of $\pm 3,200$ -acre EastMark Master Planned Community (#6 Among Nation's Top Selling Residential Communities)
- > ± 1.5 miles east of ± 1 million SF of retail shops/amenities at Gilbert Gateway Towne Center



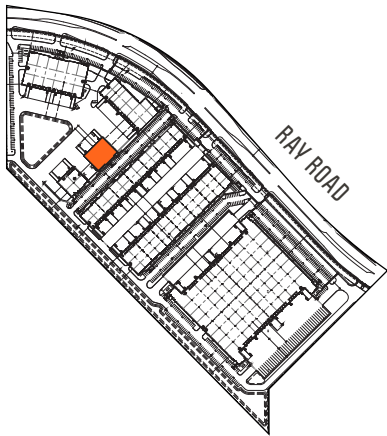
PROPERTY HIGHLIGHTS

TOTAL PROJECT SIZE	$\pm 525,342$ SF in 7 buildings
LOCATION	E Ray Road, Mesa AZ
COUNTY	Maricopa County
SIGNAGE	Signage Available
SPRINKLER	ESFR / To-Suit
SITE SIZE	± 40.5 AC
ZONE	LI (Light Industrial)
UTILITIES	Water: City of Mesa Sewer: City of Mesa Electrical - SRP
FENCED YARDS	Available

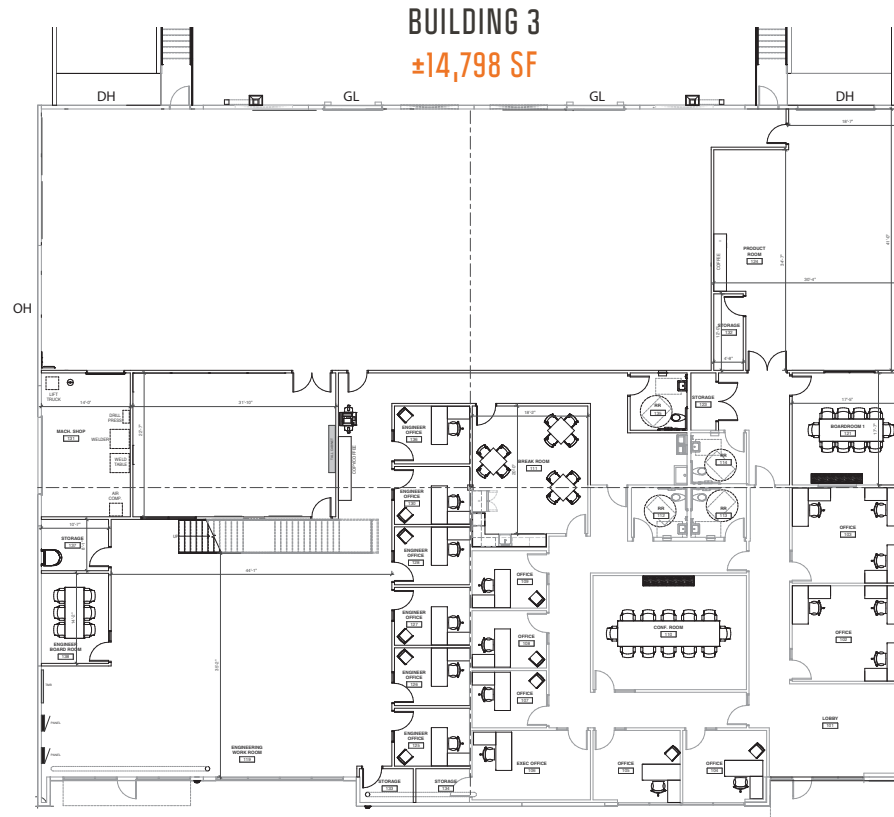
AVAILABLE SPACE LAYOUT

BUILDING 3 - 7853 E RAY RD AS-BUILT FLOORPLAN

SITE LAYOUT



↑ NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE



ENTIRE BUILDING FOR LEASE

Tenant has exclusive
access to circulations,
truck court, yard etc.

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ALL MEASUREMENTS
ARE APPROXIMATE

SPECS

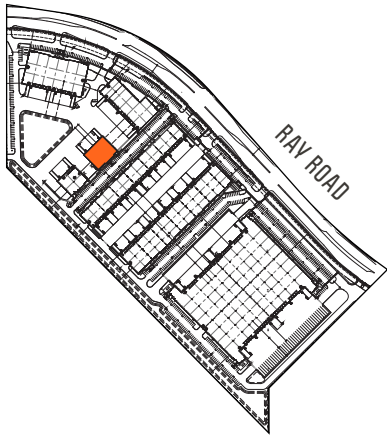
ADDRESS	AVAILABILITY	LOADING	CLEAR HEIGHT	COOLING	POWER
7853 East Ray Road, Mesa, Arizona, 85212	±14,798 SF	2 Dock High 2 Grade Level 1 Side Overhead Door	±20'	HVAC	800 Amps 277/480v

AVAILABLE SPACE LAYOUT

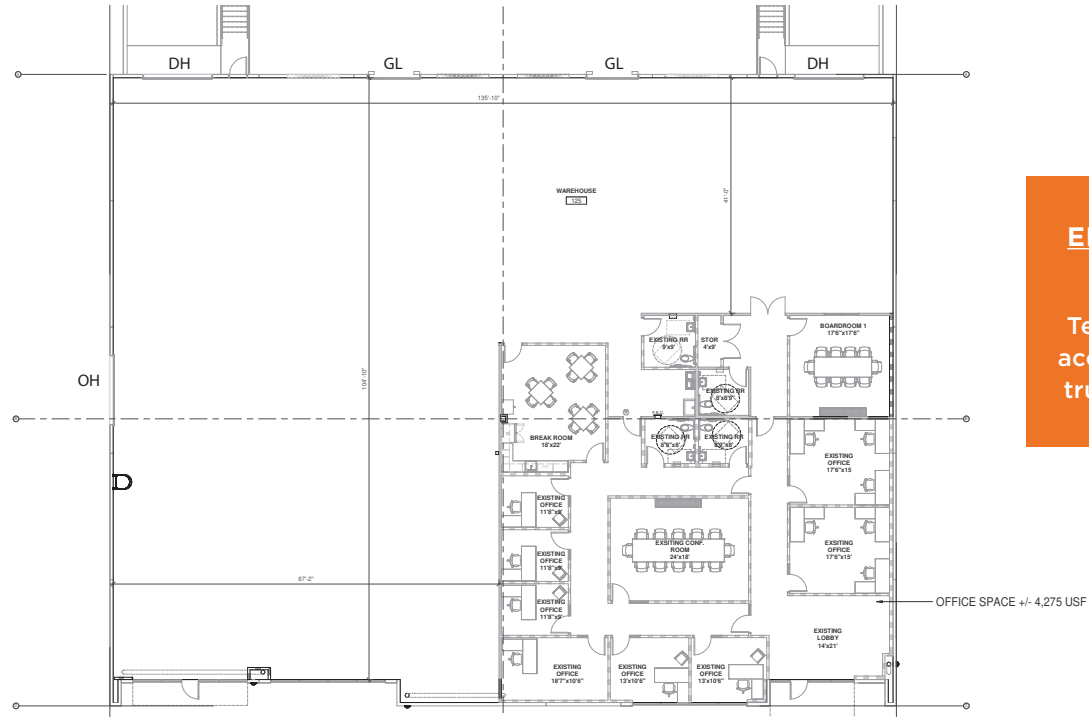
BUILDING 3 - 7853 E RAY RD PROPOSED FLOORPLAN

BUILDING 3
±14,798 SF

SITE LAYOUT



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SPECS

ADDRESS	AVAILABILITY	LOADING	OFFICE SF	CLEAR HEIGHT	COOLING	POWER
7853 East Ray Road, Mesa, Arizona, 85212	±14,798 SF	2 Dock High 2 Grade Level 1 Side Overhead Door	±4,275	±20'	HVAC	800 Amps 277/480v

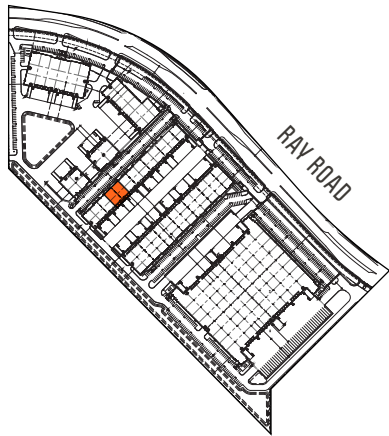


AVAILABLE SPACE LAYOUT

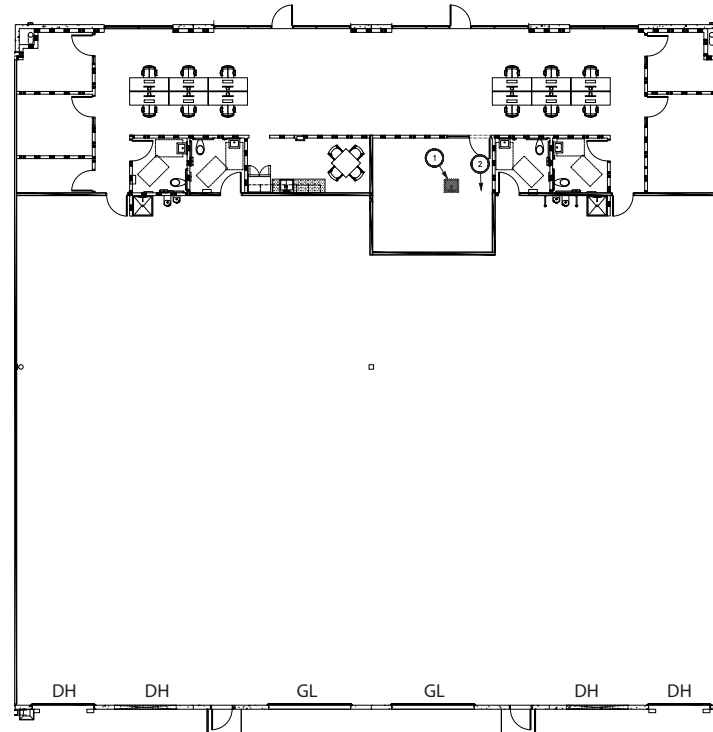
BUILDING 5 - 7925 E RAY RD

SUITE 123 & 125
±10,424 SF

SITE LAYOUT



↑ NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE



↙ NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE

SPECS

ADDRESS	AVAILABILITY	LOADING	OFFICE SF	CLEAR HEIGHT	COOLING	POWER
7925 E Ray Road, Mesa, Arizona, 85212	±10,424 SF	4 Dock High 2 Grade Level	±2,609	24'	HVAC	800 Amps 277/480v

DRIVE TIME MAP



LANDING 3

↑
N NOT TO SCALE
ALL MEASUREMENTS ARE APPROXIMATE

Miles 500
KM 804

WITHIN MESA'S NEW OPPORTUNITY ZONE



ELLSWORTH RD

24

LANDING 3

LANDING 202

HAWES RD



8009
249,988 SF

7943
93,122 SF

LANDING 5

7925
66,082 SF

7853
14,798 SF

7841
12,694 SF

7865
53,716 SF

7827
53,716 SF

RAY RD

202

NOT TO SCALE
ALL MEASUREMENTS ARE APPROXIMATE

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