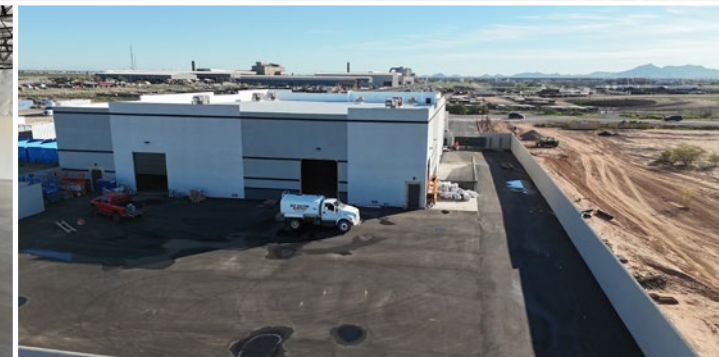
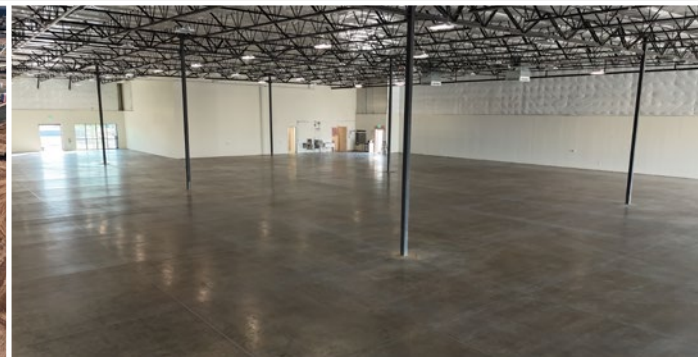


AVAILABLE FOR SALE/LEASE

11244 E PECOS RD | MESA, ARIZONA 85212

DEVELOPED BY:



Property Summary

11244 E Pecos Rd is strategically designed and built to be the highest quality, small-medium bay industrial construction, allowing for total flexibility to the tenant's needs.

Adjacent to Phoenix-Mesa Gateway Airport and minutes from Arizona State University-Polytechnic Campus and the Loop 202 Freeway, the property is located in a quickly growing submarket both residentially and commercially.

This freestanding single-tenant industrial building is available for sale or lease, with a secured private yard, multiple grade level doors, heavy power, truckwell loading, and E Pecos Rd frontage.



±23,854 SF
Building Size



Secured
Private Yard



3 (12' x 14')
Grade Level Doors



480V
Power



Light Industrial
City of Mesa Zoning



Truckwell
Loading



Full HVAC
Cooled Warehouse



Class A
Spec Office



Ingress/Egress
E Pecos Rd

THE **LEROY
BREINHOLT**
TEAM

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DEVELOPED BY:

CAVAN
COMMERCIAL

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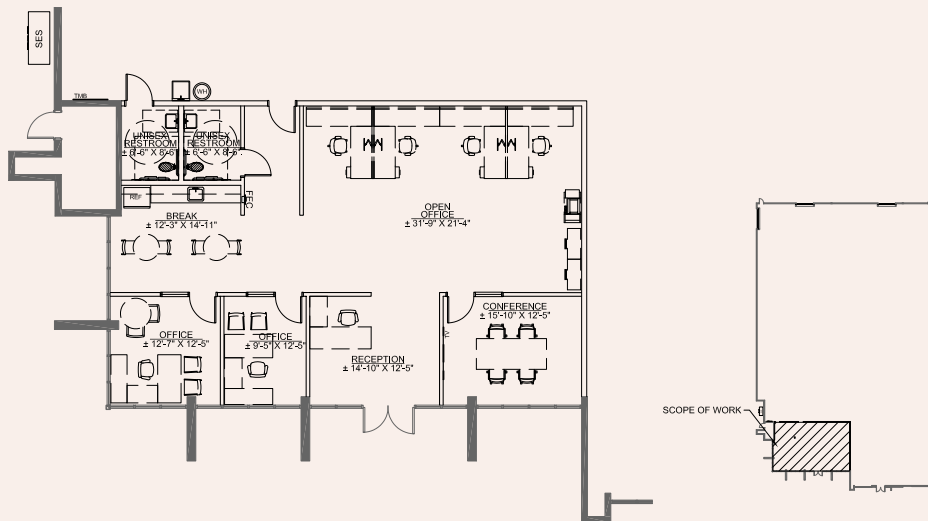
Site Plan

This property features a functional site plan with excellent frontage on E Pecos Road, ensuring high visibility and accessibility. The layout includes ample parking, efficient traffic flow for both customers and deliveries, a generous truck court, and dedicated loading areas. The integrated office provides a professional and adaptable workspace with a mix of private offices and open work areas.

23,854 RSF

Office	1,931 SF
Warehouse & Fire Riser	21,923 SF
Yard	22,826 SF

Office Floor Plan



Southeast Valley Economic Drivers



SkyBridge Arizona

SkyBridge Arizona is the nation's first air cargo hub to house both Mexican and U.S. customs inspections, streamlining international trade. As of 2026, major infrastructure milestones have been completed, including over 500,000 square feet of aeronautical-ready facilities and hangars. This 435-acre development offers tenants a distinct competitive advantage: the ability to bypass international customs bottlenecks and expedite shipments directly to and from Mexico.



Apple Data Center

Apple continues to deepen its investment in the Southeast Valley. Beyond its established Global Command Center in Mesa, which manages the company's global data networks, Apple announced in 2025 that it is further expanding its data center capacity in Arizona. This growth is part of Apple's broader \$600 billion commitment to U.S. manufacturing and infrastructure, anchoring the Elliot Road Technology Corridor as a premier tech destination.



Google Data Center

Google has established a major foothold in the region with its new data center campus on the northwest corner of Elliot and Sossaman roads. With Phase 1 construction completed in mid-2025, the facility is now part of the operational fabric of the Elliot Road Technology Corridor. This site joins Google's global network in powering services like Search, Gmail, and Cloud, representing a capital investment of over \$600 million into the local economy.



LG Battery Plant

LG Energy Solution's massive manufacturing complex in Queen Creek is a cornerstone of the region's advanced manufacturing sector. Construction is well advanced on the cylindrical battery facility, with mass production for electric vehicles targeted to launch in Spring 2026. Once fully online, this facility will be the largest stand-alone battery complex in North America, supplying next-generation power cells to major EV automakers.



Virgin Galactic Spaceship Manufacturing Facility

Virgin Galactic has completed its new final assembly manufacturing facility adjacent to Phoenix-Mesa Gateway Airport. As of 2026, this advanced aerospace plant is actively assembling the next-generation "Delta Class" spaceships. The facility serves as the primary production hub for the company's fleet, capable of producing up to six spaceships per year and employing hundreds of highly skilled aerospace engineers and technicians.



Meta Platforms Data Center

Meta Platforms has officially brought its 2.5 million-square-foot Mesa Data Center online, with the facility beginning active operations in early 2025. This \$1 billion campus is now a live node in Meta's global infrastructure, supporting billions of users worldwide. The project has delivered on its promise of high-tech employment, supporting over 200 operational jobs and contributing millions in local infrastructure improvements.



edgeconnex
amazon

ELLIOT ROAD TECH CORRIDOR

Legend

- Corporate Tenants
- Amenities
- Residence
- Arizona State University

Google

Dynaletric
An EMCOR Company

niagara

ELLIOT RD
Apple

LOWE'S

dexcom
FUJIFILM
LINC
exo
LENNOX
CAVU
AEROSPACE

LOOP
202

Meta

WARNER RD

HYUNDAI
INTELLIS
AUCTION
SKU
Sysco

EASTMARK
The heart & hub of the East Valley.

RADIANCE
AT SUPERSTITION VISTAS

Gilbert Gateway
Towne
Center

RAY RD

ARIZONA
24

SELLSWORTH

GALACTIC

PhxMesa
Gateway
Airport

Gulfstream

Cadence
AT GATEWAY

SIGNAL BUTTE

MERIDIAN RD

IRONWOOD RD

ASU Polytechnic
Campus
Arizona State University

Able

SKYBRIDGE
ARIZONA

HARGY

ARIZONA
ATHLETIC
GROUNDS

BRIDGESTONE

MITSUBISHI
CHEMICAL

HORNE
AUTO GROUP

FUJIFILM

MATHESON

POWER RD

APPLIED
Industrial Technologies

PECOS RD

PECOS ADVANCED MANUFACTURING ZONE

OLD DOMINION
FREIGHT LINE

HYUNDAI

LOWE'S

PU
POLYURETHANE
MFG. CO.

crm

CMC

ZE

GERMANN RD

JX

SITE

LG

Regional Overview

Arizona is a growing innovation hub, geographically situated between our existing operations in Southern California and New Mexico. This will allow us to accelerate progress from conceptual design to production to final assembly at scale as we capitalize on the many advantages Mesa and the Greater Phoenix area offer

-Michael Colgazier, CEO of Virgin Galactic on New Manufacturing Facility in Mesa, Arizona

Located in the fastest-growing county in the nation, the Southeast Valley is a major business and employment center, with well-known global brands, plus homegrown firms and some of the most creative startup ventures imaginable.

Southeast Valley Demographics



1,438,700

Total Population



+13%

Population Growth in Past 5 Years



\$75,731

Median Household Income



4.0%

Unemployment Rate



+24%

Job Growth in Past 5 Years



35%

Bachelor's Degree or Higher

3 Mile Radius Demographics



35,795

Total Population



+5.7%

Population Growth in Past 4 Years



\$128,932

Median Household Income



4.4%

Unemployment Rate



\$634,788

Median Net Worth



42%

Bachelor's Degree or Higher



Drive Times from Site

Loop 202 Freeway

3 minutes

Phoenix, AZ

33 minutes

Tucson, AZ

1 hour 30 minutes

Las Vegas, NV

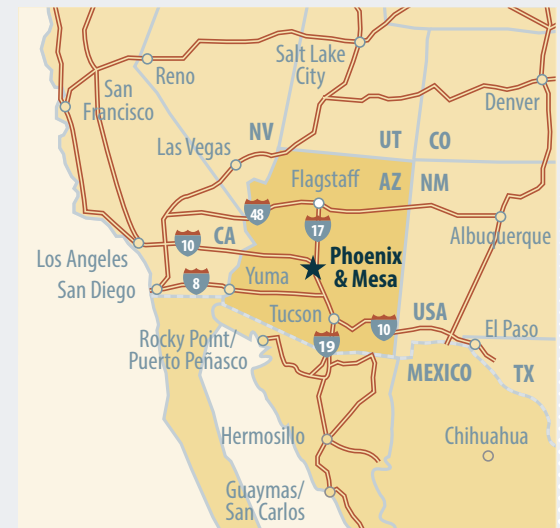
5 hour 10 minutes

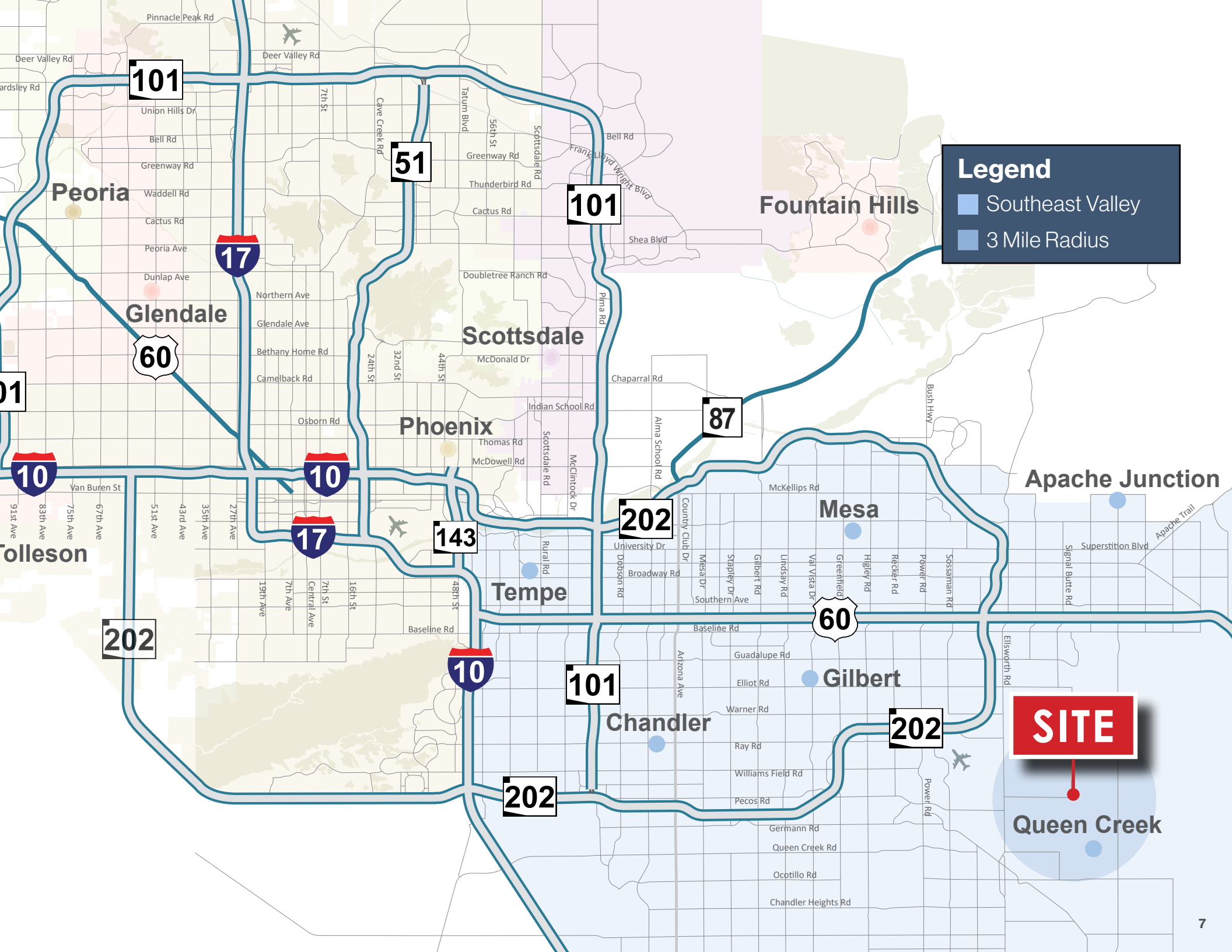
Los Angeles, CA

5 hour 50 minutes

Albuquerque, NM

8 hour 10 minutes





Legend

- Southeast Valley
- 3 Mile Radius

SITE

Queen Creek

11244 E PECOS RD

MESA, ARIZONA 85212

THE **LEROY
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