

# MESA GRANDVIEW BUSINESS PARK

**Three Class A Industrial buildings** | City of Mesa **L-1 & G-1 Industrial Zoning**

**Direct freeway exposure** with freeway monument signage

**±270,065 Total Industrial SF** | All buildings for **lease**



Building 6

## INDUSTRIAL

**SIHI**

SWC 202/RED MOUNTAIN FREEWAY AND GREENFIELD ROAD  
4038, 4152, 4156 E VIRGINIA STREET | MESA ARIZONA 85215




**CBRE**



**Mesa Grandview Business Park** is a LEED-certified park that offers innovative industrial project design with modern architecture and site features expected by the most discriminating companies. As the second-largest city in metropolitan Phoenix, Mesa is larger in population than Miami, Atlanta or Minneapolis. Boeing employs over 4,000 in Mesa, and Apple opened a \$2B global command center there in 2018.



A smart location  
for business.

-  Loop 202 Freeway frontage
-  ±98,000 vehicles pass daily on Loop 202<sup>[1]</sup>
-  City of Mesa L-1 & G-1 Industrial Zoning

# PROPERTY HIGHLIGHTS

- 54' x 55' & 42' x 54' column spacing
- 60' Speed Bays
- ESFR fire sprinkler system
- 100% HVAC warehouses
- SES 3600A 277/480V 3-PH power
- 9" tilt-wall construction
- 4000 PSF slab on grade
- Edge-of-Dock Levelers
- LEED certified buildings
- LED Lighting & Skylights
- Class A TPO on panelized roof deck, steel joists and girders
- R-30 insulation with white scrim sheet below deck
- Roof solar capable
- EV Charging Stations
- All Buildings: Outdoor Amenity Areas



SCAN FOR WEBSITE

RED MOUNTAIN FREEWAY **LOOP 202** EXIT 20

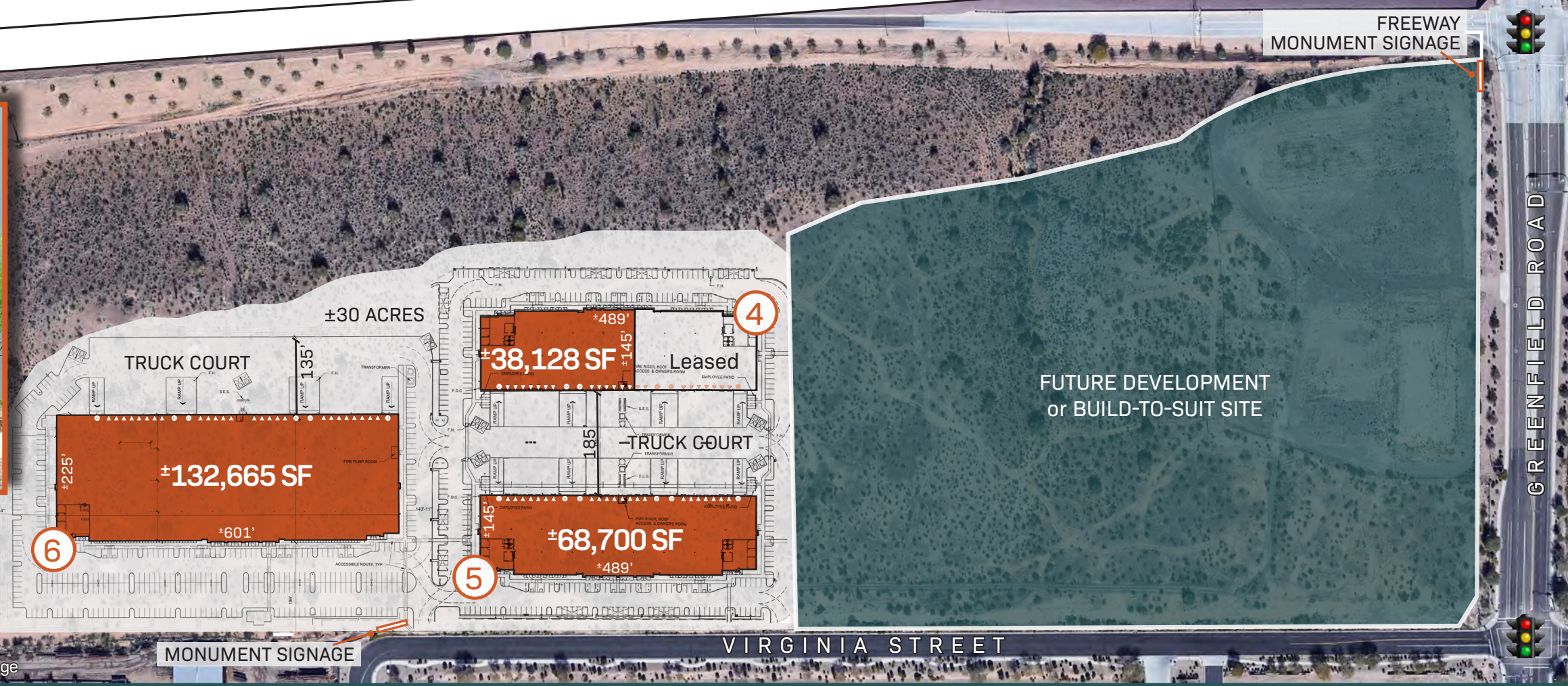
FREWAY MONUMENT SIGNAGE

EXIT 20

GREENFIELD ROAD



Amenity Area at Building 4



Not to scale  
Subject to change

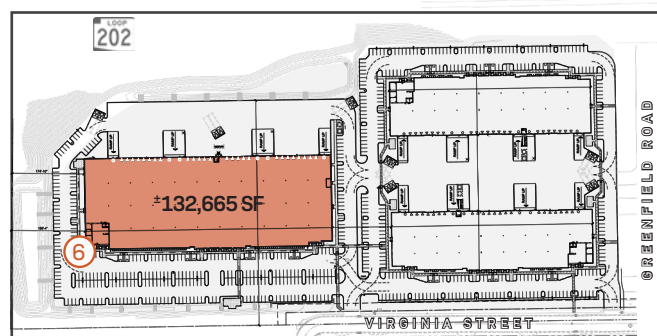
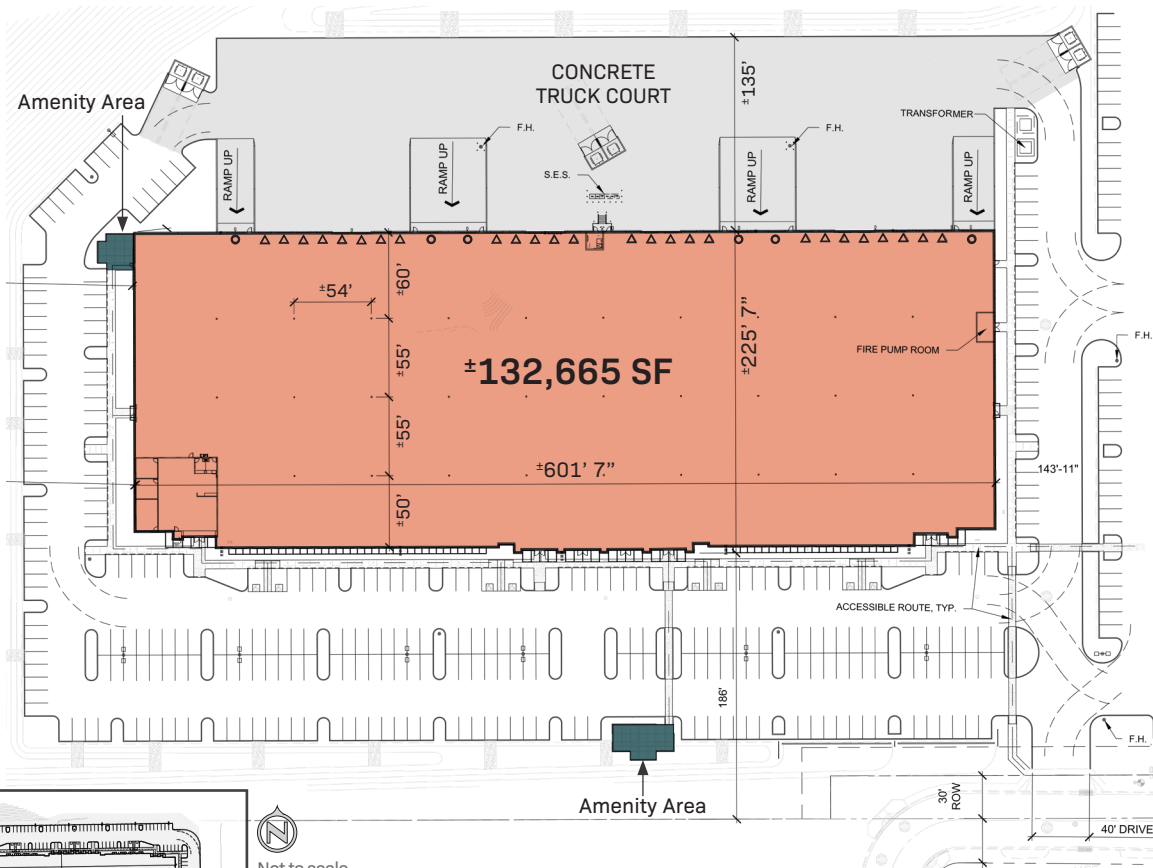
<sup>1</sup>ADOT Data Management System 2024

# THE BUILDINGS



**BUILDING 6 | ±132,665 SF Available**  
4038 E. Virginia St. | Mesa, AZ 85215

- ±132,665 SF w/±3,200 SF spec office
- ±32' Clear Height
- ±313 Parking Spaces (±70 Covered)
- ±60' Speed Bays
- ±54' x ±55' Column Spacing
- (26) 9' x 10' Dock-High Doors (all with edge-of-dock levelers)
- (6) 12' x 14' Grade-Level Doors
- 100% HVAC warehouse
- ESFR Sprinklers
- 3600 AMP 277/480V 3PH (w/ conduit for 2<sup>nd</sup> 3600 AMP SES)
- Skylights
- Roof Solar Capable
- 2 Outdoor Amenity Areas
- Minimum divisibility: ±16,000 SF (two bays)



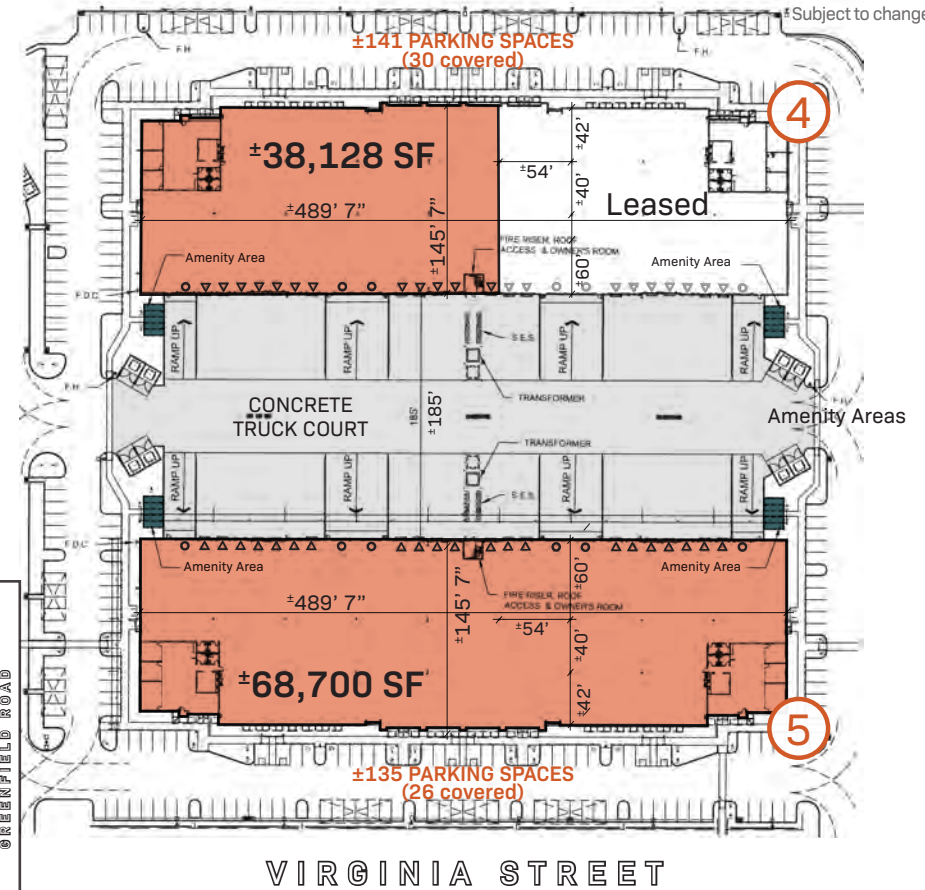
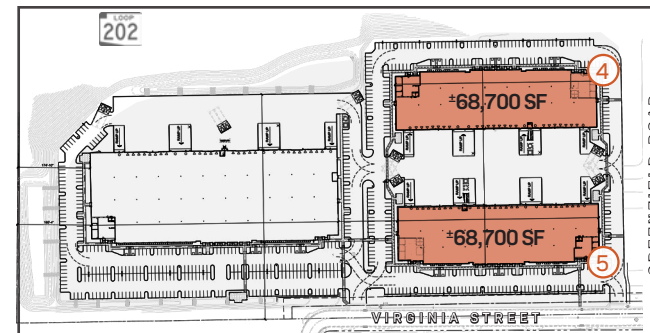
Not to scale  
Subject to change

- △ Dock-High Doors
- Grade-Level Doors
- Dock Levelers



**BUILDING 4 | ±38,128 SF Available**  
4156 E. Virginia St. | Mesa, AZ 85215

- Each ±68,700 SF w/±3,100 SF spec offices
- ±30' Clear Height
- ±60' Speed Bays
- ±54' x ±40' Column Spacing
- (21) 9' x 10' Dock-High Doors (all with edge-of-dock levelers)
- (6) 12' x 14' Grade-Level Doors
- 100% HVAC warehouse
- ESFR Sprinklers
- 3600 AMP 277/480V 3PH (w/conduit for 2<sup>nd</sup> 3600 AMP SES)
- Roof Solar Capable
- Skylights
- 2 Outdoor Amenity Areas each building
- Minimum divisibility: ±16,000 SF (two bays)



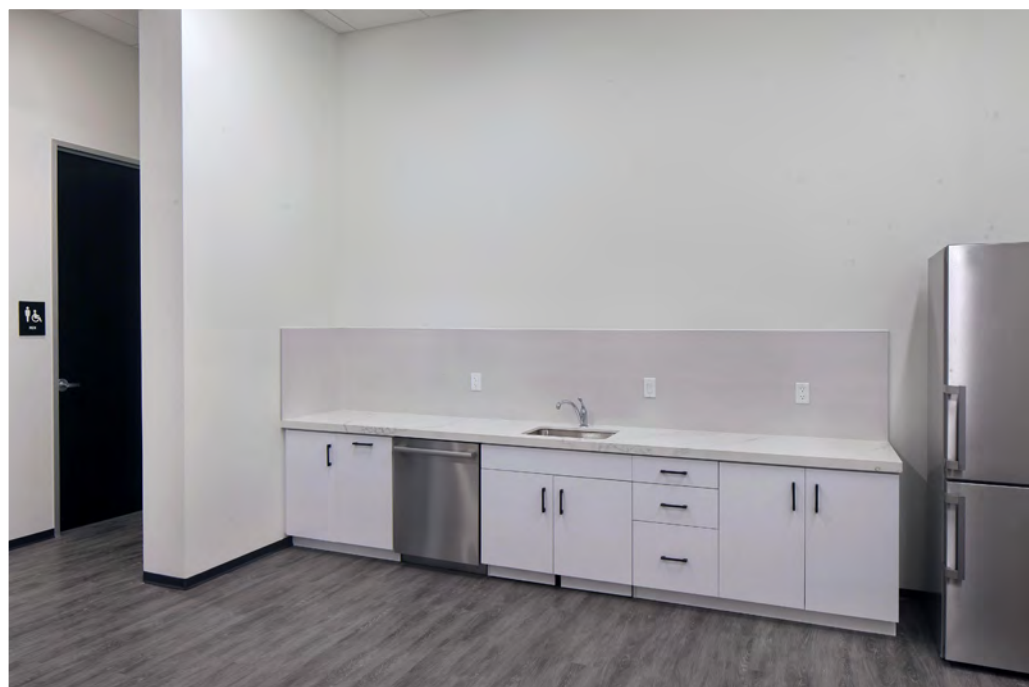
Not to scale  
Subject to change

GREENFIELD ROAD

**BUILDING 5 | ±68,700 SF Available**  
4152 E. Virginia St. | Mesa, AZ 85215



# THE PHOTOS



# THE NEIGHBORS



NOT TO SCALE  
SUBJECT TO CHANGE

## SURROUNDING BUSINESSES & AMENITIES

YOU WILL  
BE IN GOOD  
COMPANY.



# DEVELOPER INITIATIVES

SIHI has a well-established reputation for excellence in shaping commercial properties in the Southwest. They take pride in envisioning and developing real estate that provides enhancements for today's businesses and sustainability well into the future.

**Smart locations need smart features. Join SIHI in being a part of tomorrow.**

## SolarFit

Power your future with rooftop energy under the SIHI solar initiative, SolarFit.

Occupants can embrace sustainable energy consumption and reduce their carbon footprint, all while enjoying a predictable electric bill **without any required capital cost.**

**HOW IT WORKS:** Under a separate solar equipment lease agreement, SIHI builds and maintains a rooftop solar system, allowing occupants to offset a significant portion of local energy consumption.

## ChargePoint

- Latest generation of Level 2 commercial charging stations
- Per Building: 4 bollard-style stations with 2 charging ports each
- 240V | ±25 miles of range per 1 hour of charging<sup>[1]</sup>
- ChargePoint is the first ENERGY STAR Certified EV charging system



## Standard Features

SIHI's commitment to occupants' well-being and sustainable real estate includes the following standard site and building features:

- Building LEED certification
- Enhanced skylights and clerestory windows
- Spec Suites with high-end finishes
- Building LED lighting & Signature LED exterior lighting opportunity
- Rooftop SolarFit initiative
- ChargePoint Level 2 EV Charging stations
- Abundant environmentally friendly landscaping



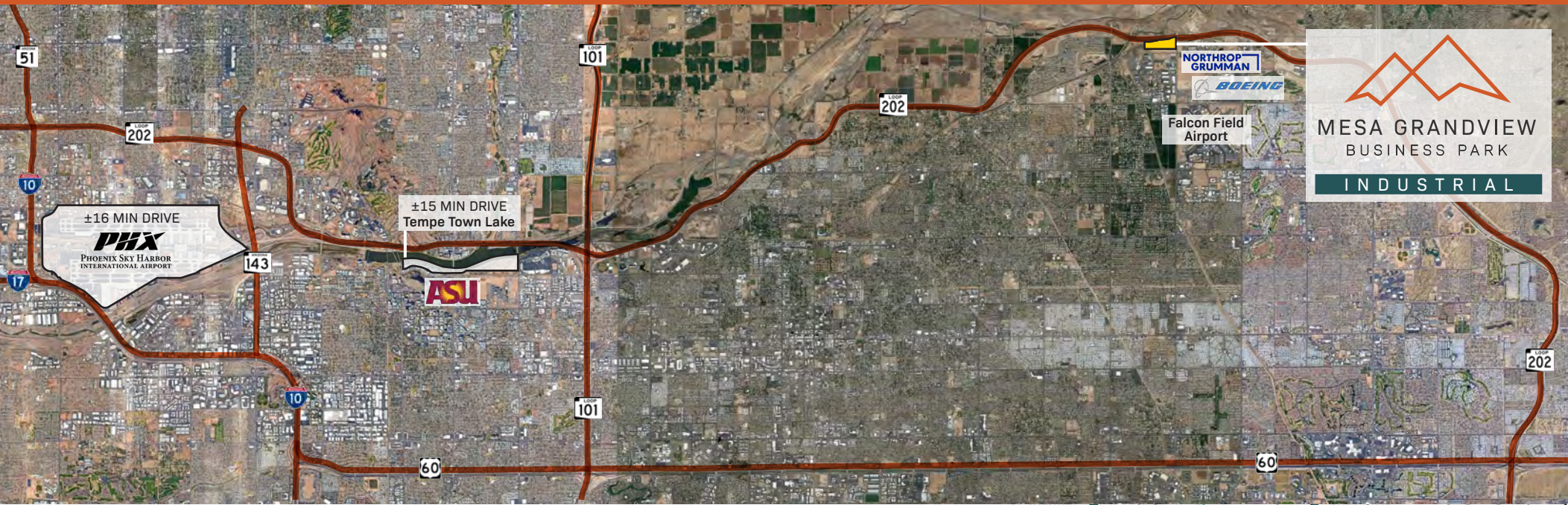
LEED category:  
INNOVATION  
& DESIGN



LEED category:  
SUSTAINABLE  
SITES



LEED category:  
ENERGY &  
ATMOSPHERE



# THE LOCATION



±1.4M workforce population within a 30-minute drive<sup>1</sup>



The second largest city in the Phoenix Metro area with over half a million people<sup>1</sup>



Mesa is the 35th most populated city in the U.S.; larger in population than Miami, Atlanta or Minneapolis<sup>1</sup>



Mesa is in the top 10 of lowest cost of living cities<sup>2</sup>

<sup>1</sup> Mesa Dept of Economic Development  
<sup>2</sup> move.org 11/2022

Conveniently positioned in the East Valley with freeway frontage and direct access to Loop 202/Red Mountain Freeway, **Mesa Grandview Business Park** is located within 15 minutes of ASU and Phoenix Sky Harbor International Airport.

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