

## POWER INDUSTRIAL PARTNERS



M A N N C O R  
REALTY ADVISORS

 [POWERINDUSTRIALMESA.COM](http://POWERINDUSTRIALMESA.COM)

**1 BUILDING REMAINING!**

# POWER INDUSTRIAL

7035 E Pecos Rd, Mesa AZ

**±40,000 SF - ±175,035 SF**  
Divisible to ±40,000 SF

**AVAILABLE  
FOR LEASE**

**Jackie Orcutt, SIOR**  
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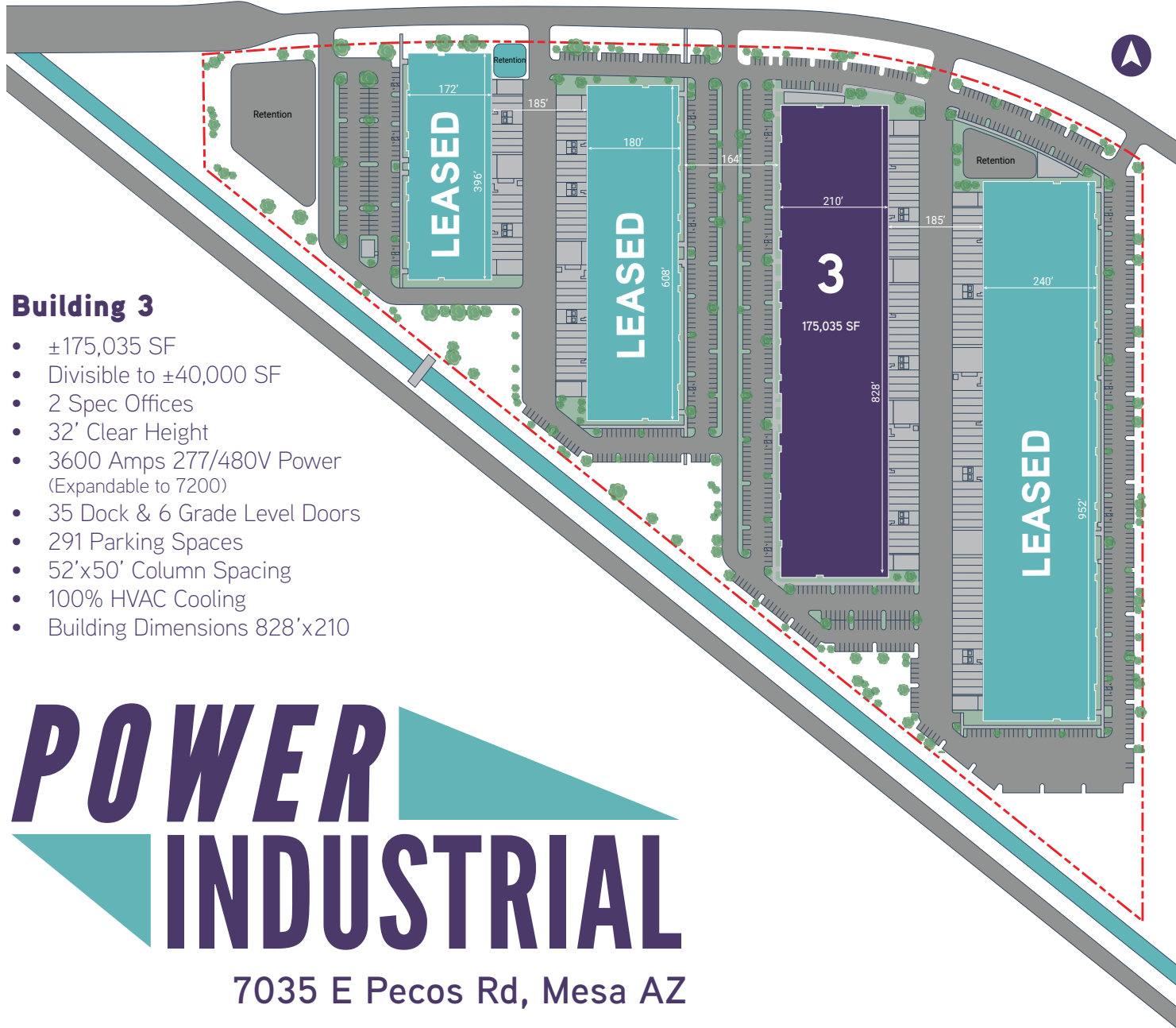
**Jonathan Teeter**  
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**CBRE**



POWER RD

PECOS RD



AVAILABLE FOR IMMEDIATE OCCUPANCY!

CBRE



amazon

dexcom

∞ Meta

Apple

KP AVIATION

NASH POWERSPORTS

HYUNDAI

Gulfstream™  
A GENERAL DYNAMICS COMPANY

202

24

Safelite

Linc

FUJIFILM

Mesa Gateway Airport

Sysco

NA

POWER INDUSTRIAL

LEASED  
LEASED  
LEASED  
LEASED

PECOS RD

POWER RD



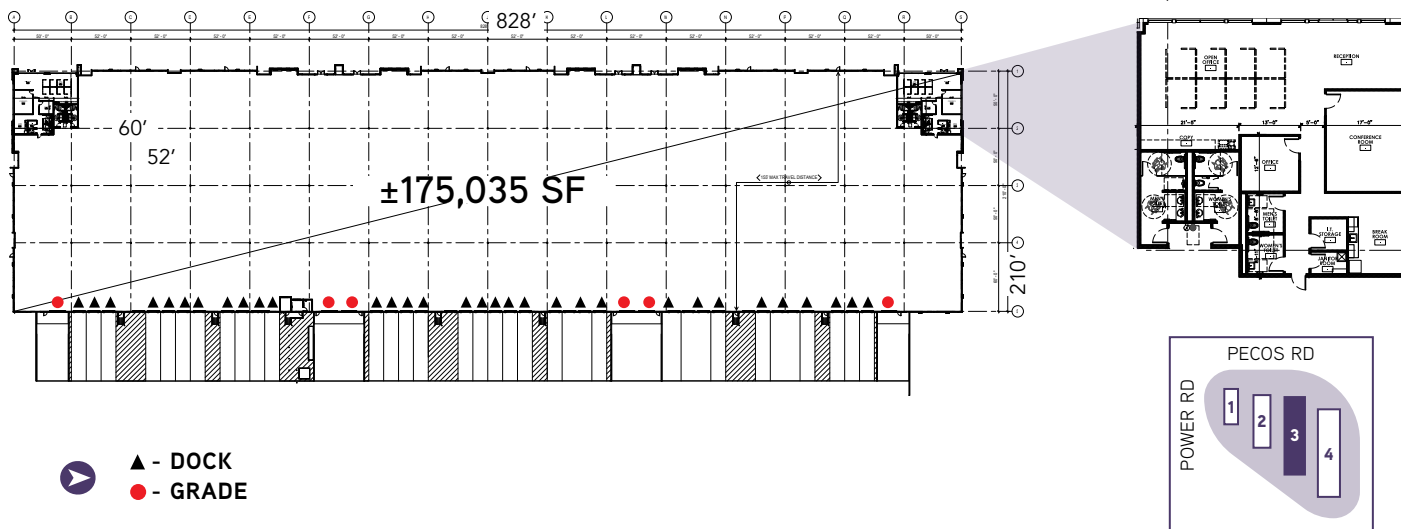
# POWER INDUSTRIAL

AVAILABLE FOR IMMEDIATE OCCUPANCY!

## Building 3 Features

<b>Available Space</b>	±175,035 SF (Divisible to ±40,000 SF)	<b>Office</b>	(2) ±2,895 SF Suites
<b>Loading</b>	35 Dock Doors 6 Grade Level Doors	<b>Column Spacing</b>	52'x50'
<b>Power</b>	3600 Amp 277/480V (Expandable to 7200)	<b>Parking</b>	291 Spaces
<b>Clear Height</b>	32'	<b>Cooling</b>	100% HVAC Existing
<b>Slab Thickness</b>	6"	<b>Zoning</b>	GI
		<b>Fire Sprinkler</b>	ESFR
		<b>Insulation</b>	R33

## Building 3 Floorplan

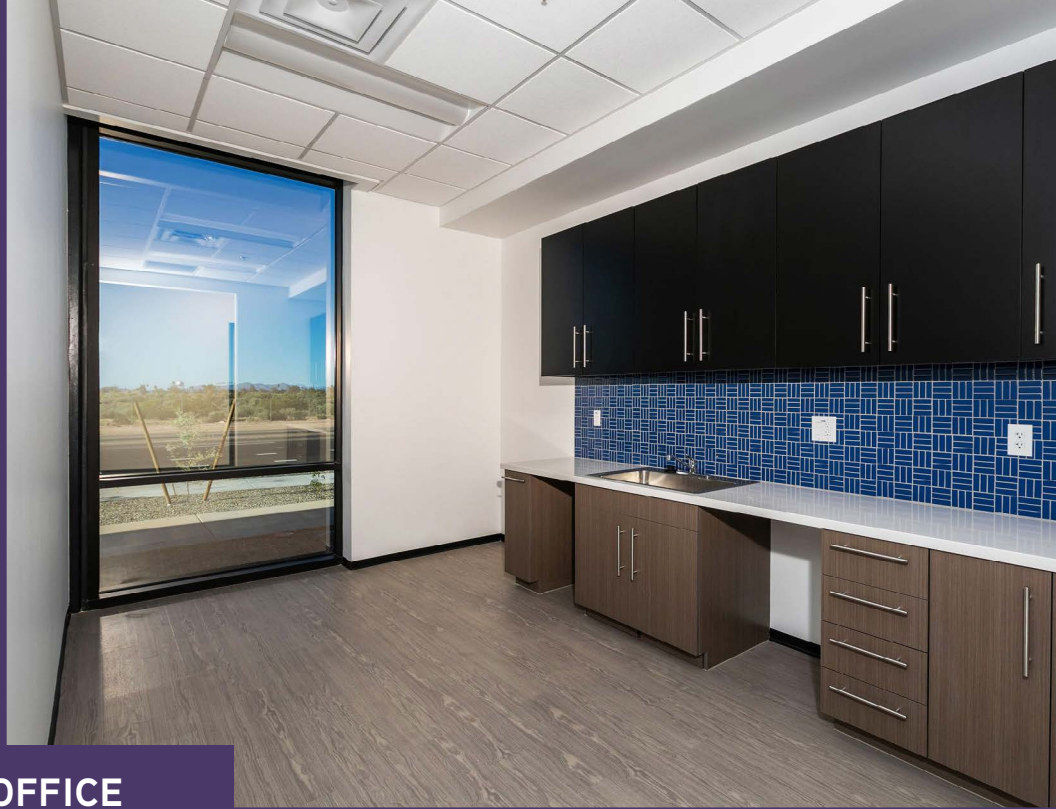


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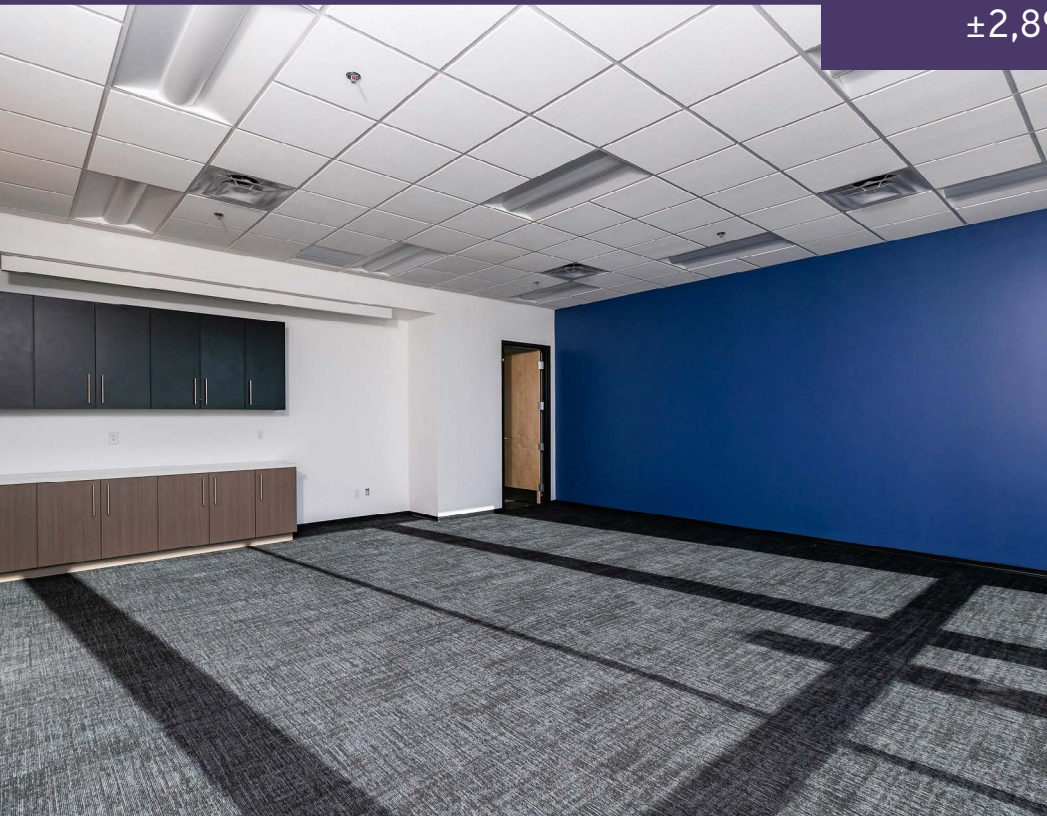
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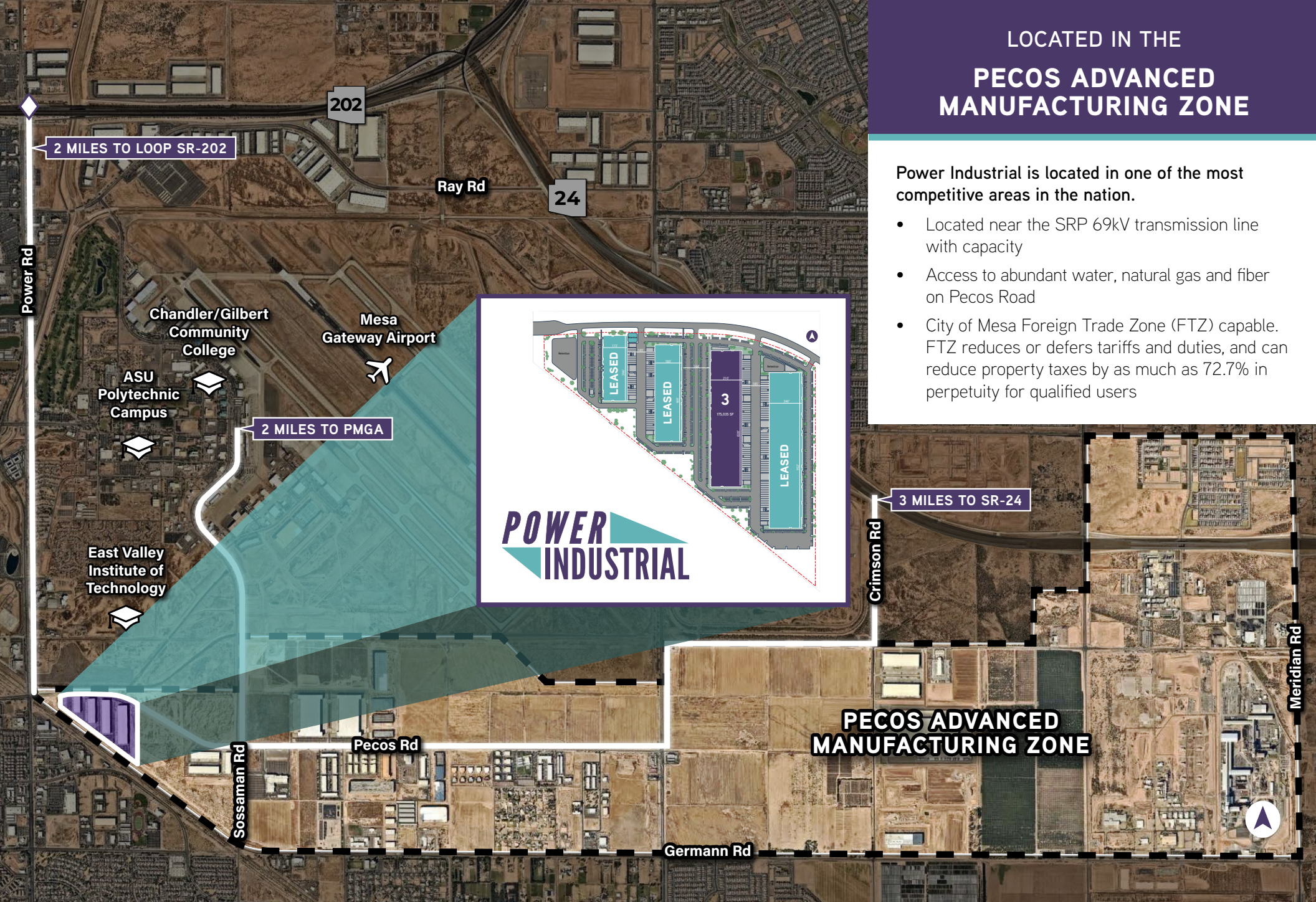
**SPEC OFFICE**  
±2,895 SF



# LOCATED IN THE PECOS ADVANCED MANUFACTURING ZONE

Power Industrial is located in one of the most competitive areas in the nation.

- Located near the SRP 69kV transmission line with capacity
- Access to abundant water, natural gas and fiber on Pecos Road
- City of Mesa Foreign Trade Zone (FTZ) capable. FTZ reduces or defers tariffs and duties, and can reduce property taxes by as much as 72.7% in perpetuity for qualified users

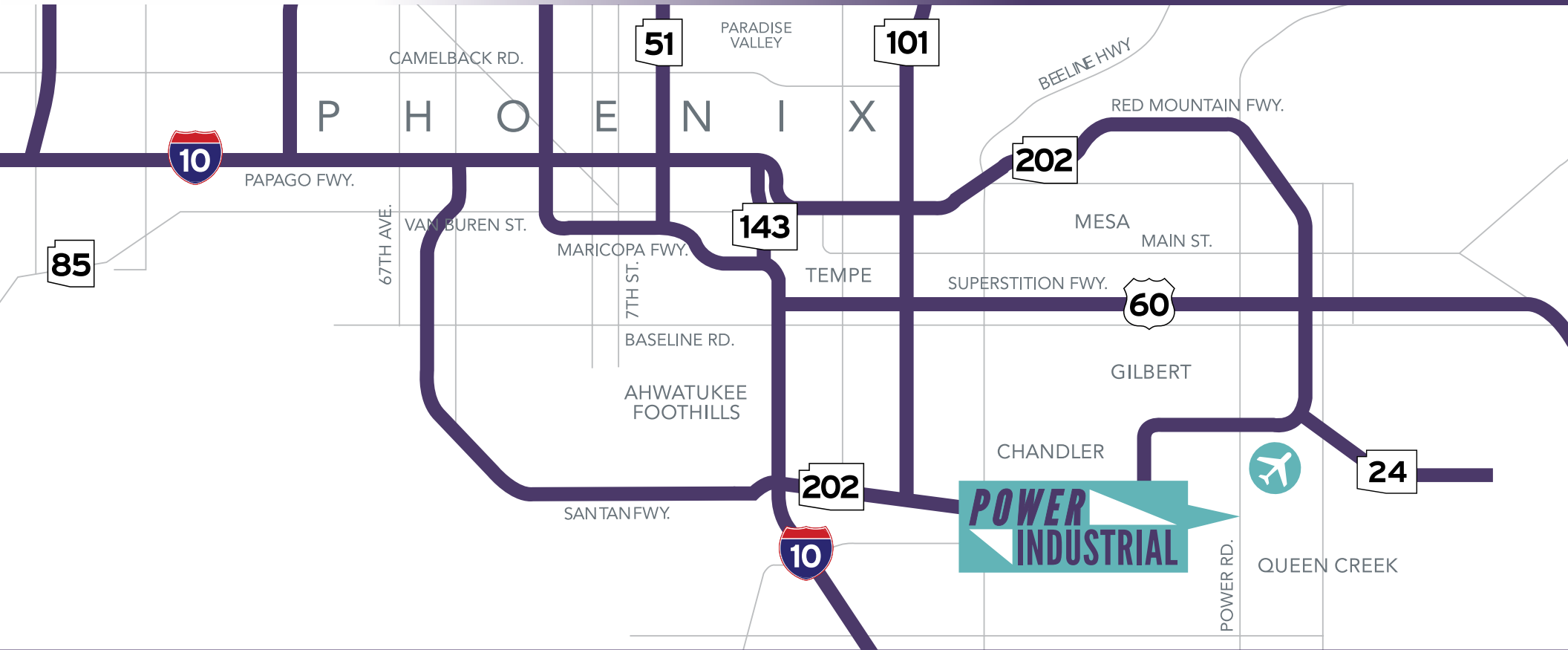


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CBRE

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## FOR MORE INFORMATION, PLEASE CONTACT

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