



# *SkyBridge*

## *Arizona*

**CONNECTED, ALL IN ONE**



[WWW.SKYBRIDGEAZ.COM](http://WWW.SKYBRIDGEAZ.COM)

Mesa Gateway Airport, Arizona

**CBRE**

# TABLE OF CONTENTS

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## BUILT TO SUIT YOUR NEEDS

AVAILABLE SPACE

## CONNECTED, ALL IN ONE

CORE DIFFERENTIATORS

## A CITY ON THE MOVE

LOCAL MESA MAP

## ROOTED IN THE VALLEY OF THE SUN

GREATER PHOENIX AREA MAP

## UNPRECEDENTED SITE ADVANTAGES

DYNAMIC BUSINESS SOLUTIONS

## REACHING NEW HEIGHTS

SKYBRIDGE IN THE PRESS

## GET CONNECTED

CONTACT US

# BUILT TO SUIT YOUR NEEDS.

Offering **millions of square feet** for both aeronautical and commercial development, SkyBridge is a 363 acre mixed-use site located in a **growing submarket**. An additional 72 acres (after UP sale) of fee simple land is available for development along Pecos Rd.



## AVAILABLE SPACE

BUILDING 1	LEASED	BUILDING 14	115,000 SF
BUILDING 2	250,000 SF	BUILDING 15	59,278 SF
BUILDING 3	250,000 SF	BUILDING 16	163,615 SF
BUILDING 4	LEASED	BUILDING 17	126,000 SF
BUILDING 5	250,000 SF	BUILDING 18	126,000 SF
BUILDING 6	LEASED	BUILDING 19	215,796 SF
BUILDING 7	18,400 SF	BUILDING 20	62,250 SF
BUILDING 8	18,400 SF	BUILDING 21	94,336 SF
BUILDING 9	250,000 SF	BUILDING 22	120,181 SF
BUILDING 10	164,400 SF	BUILDING 23	168,000 SF
BUILDING 11	76,000 SF	BUILDING 24	168,000 SF
BUILDING 12	76,000 SF	BUILDING 25	1,035,000 SF
BUILDING 13	46,100 SF		

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## INNOVATIVE & STREAMLINED

- The potential for an international air cargo hub

- 1.3M SF of aeronautical development
- 2.19M SF of non-aeronautical development
- 270,000 SF of commercial development



### LEGEND

- AERONAUTICAL
- NON-AERONAUTICAL
- RETAIL/OFFICE/HOTEL
- DETENTION BASIN



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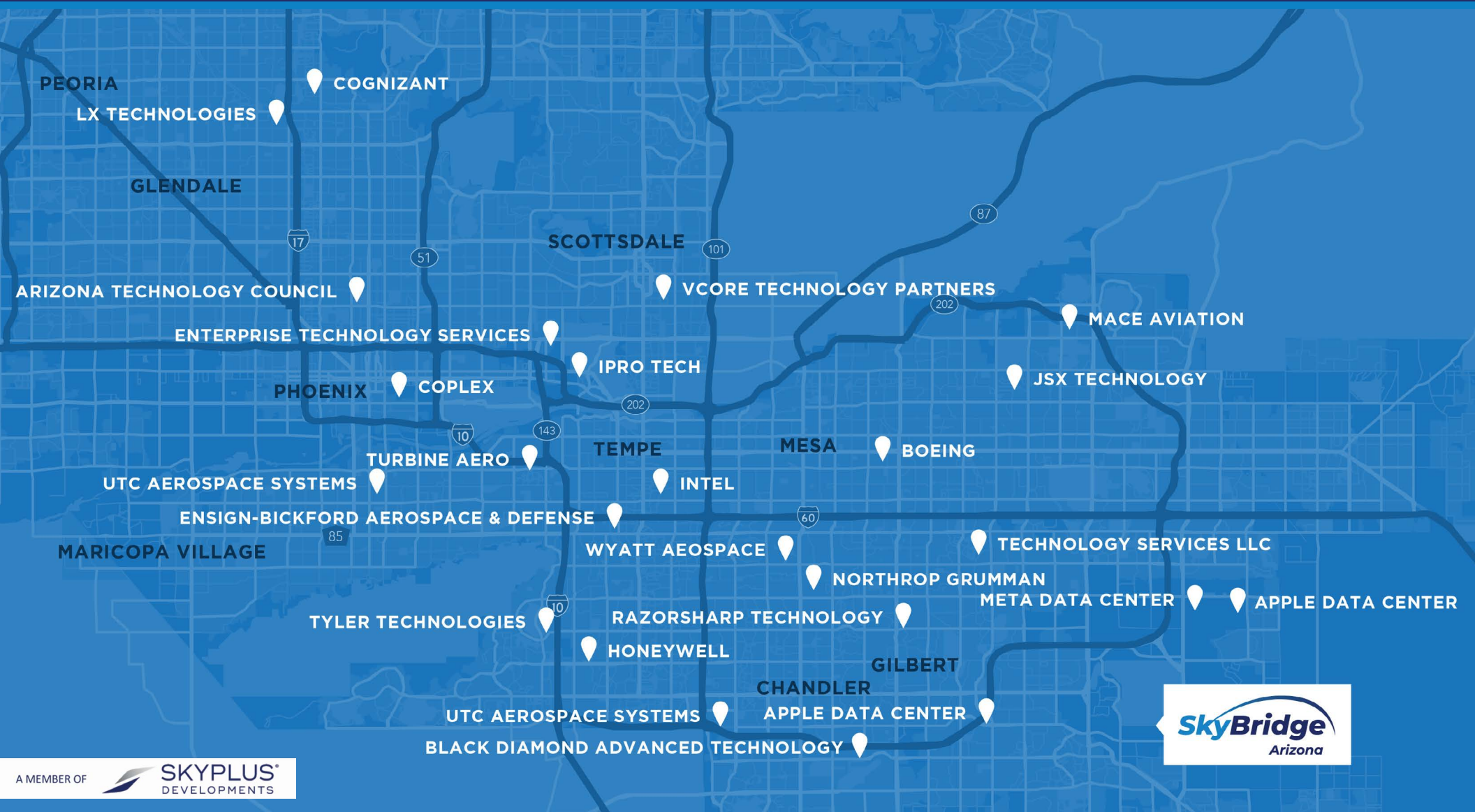
# A CITY ON THE MOVE.

Just east of Phoenix, the City of Mesa is ideally situated in the heart of Maricopa County — the nation's **fastest growing county** — already home to half a million residents. Surrounded by energized retail, academic institutions, and convenient transit in Mesa, SkyBridge makes it easy for major industry players to attract talent and pursue unique opportunities for growth.



# ROOTED IN THE VALLEY OF THE SUN.

Dubbed the “Silicon Desert,” Metro Phoenix houses many of the nation’s **preeminent aerospace, defense, and technology players**. With a built-in workforce ready to support the industry’s growing labor needs and **abundant access** to the global marketplace, SkyBridge is perfectly located — both physically and conceptually — for success.



# UNPRECEDENTED SITE ADVANTAGES

- No Real Property Tax (RPT)
- Military Reuse Zone offering key aerospace and aviation-related businesses savings:
  - Transaction Privilege Tax
  - Personal property tax reduction for 5 years
- HubZone eligible
- Foreign Trade Zone #221
- Opportunity Zone
- Job training funds available



*“The enhanced infrastructure and development being put in place by SkyBridge will catalyze further growth in Mesa and increase Greater Phoenix’s standing as a hub of emerging aerospace and aviation.”*

- Chris Camacho, President & CEO, Greater Phoenix Economic Council

*“The SkyBridge development at Mesa Gateway Airport will unlock nearly 200 acres of land for companies who require runway access. Available sites like these, along with three long runways and a large, talented labor pool, add to the unique opportunity Gateway Airport presents. These companies will create thousands of jobs for East Valley residents, play an important role in Arizona’s aerospace industry, and help grow international air cargo capabilities.”*

- Mayor Julia Wheatley, Town of Queen Creek, 2024/2025 Chair, Mesa Gateway Airport Authority Board of Directors

## REACHING NEW HEIGHTS.

*“SkyBridge Arizona is investing hundreds of millions of dollars in new infrastructure and facilities to help advance the vision of Mesa Gateway Airport as the premier aerospace, cargo, and logistics hub serving the southwest. We are proud to be a SkyBridge partner and excited for what the future holds!”*

- J. Brian O’Neill, A.A.E., Executive Director/CEO, Mesa Gateway Airport Authority



# GET CONNECTED.

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