

POWER COMMERCE PARK

3380 S POWER RD | GILBERT, AZ 85234



**5% Commission
to Procuring Agent**



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

BRAND NEW INDUSTRIAL BUILDINGS WITH YARDS FOR LEASE

*146,052 SF Class A Industrial Complex
in the Southeast Submarket of Phoenix, Arizona*



Property Summary

Power Commerce Park was strategically designed and built to be the highest quality, 2023 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, **Power Commerce Park** is in a quickly growing submarket both residentially and commercially.



5,950 - 12,171 SF
Unit Size Ranges



Secured
Yards



12' x 14'
Grade Level Loading



120/208 V
Power



Light Industrial
Town of Gilbert Zoning



18'
Clear Height



2023
Construction Completed



±14.2 Acres
Lot Size



Ingress/Egress
S Power Rd



221
Parking Spaces





Site Plan

20 Units | 5,948 - 12,171 SF

- Leased
- Available
- Pending
- Ingress/Egress



Leasing Options

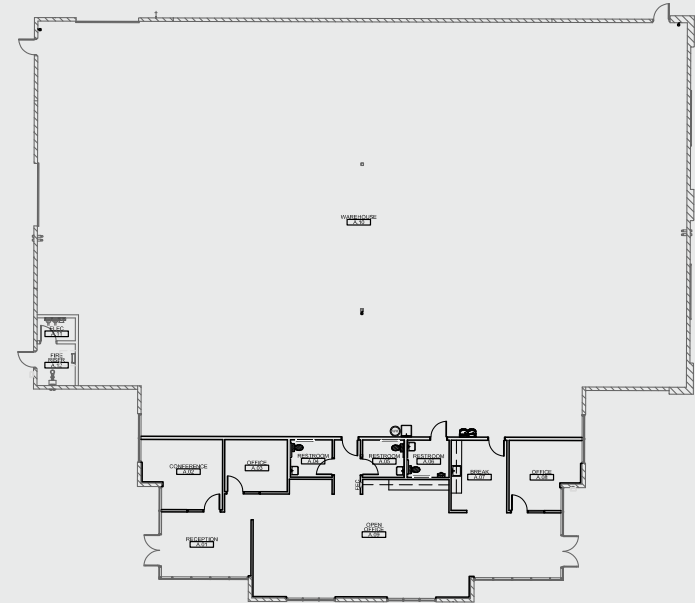
Unit #	Total SF	Office SF	Warehouse SF	Yard SF
101	12,171	2,382	9,789	13,417
103	5,948	1,179	4,769	9,500
104	6,223	1,224	4,999	9,680
105	12,171	2,382	9,789	10,583
107	12,171	2,382	9,789	10,583
109	5,948	1,179	4,769	6,923
110	6,223	1,224	4,999	9,002
111	6,072	1,179	4,893	9,078
112	6,099	1,224	4,875	8,951
113	5,948	1,179	4,769	9,028
114	6,223	1,124	4,999	12,082
115	6,072	1,179	4,893	9,680
116	6,099	1,224	4,875	9,500
117	5,948	1,179	4,769	9,416
118	6,223	1,124	5,099	9,551
119	6,072	1,179	4,893	9,467
120	6,099	1,224	4,875	9,500
121	5,948	1,179	4,769	9,416
122	6,223	1,224	4,999	9,551
123	12,171	2,382	9,789	13,417

Total 146,052

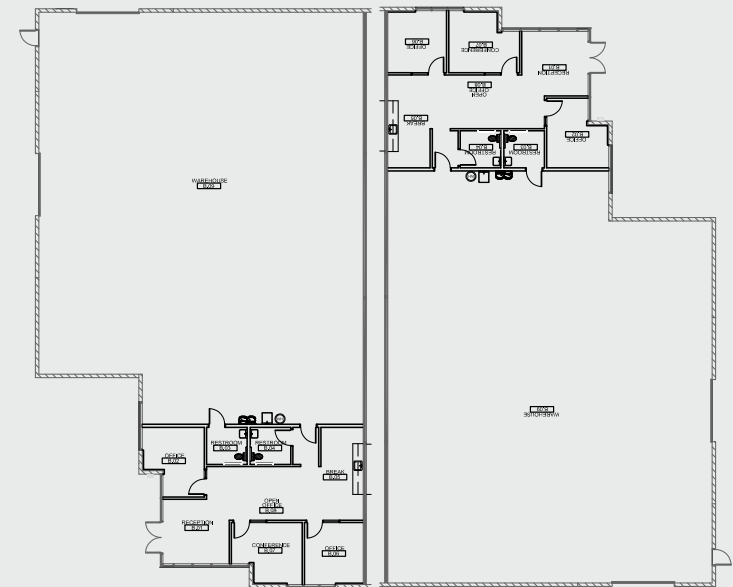
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06/26/26

105 & 107 Floor Plan



114 & 122 Floor Plan



Southeast Valley Economic Drivers



SkyBridge Arizona

SkyBridge is a game-changing, 435-acre multi-use gateway development home to an expedited, joint U.S.-Mexico Customs inspections facility. Strategically located in the rapidly growing, greater Phoenix area, SkyBridge promises businesses more efficiency and more connections with fewer steps.



Meta Platforms Data Center

Online social media giant Meta Platforms, parent of Facebook, announced an expansion of its Mesa Data Center, with plans to add three new buildings that will increase the campus to five buildings with more than 2.5 million square feet of space. This expansion will raise Meta's investment in Arizona to more than \$1 billion and eventually will be home to more than 200 jobs, along with 2,000 construction workers, an increase from 500 construction jobs announced previously. The complex is scheduled for completion in 2026.



LG Energy Solution said it will quadruple its initial budget for a battery manufacturing plant in Queen Creek and now plans to spend \$5.5 billion for the project, which will create thousands of jobs and could become the largest stand-alone battery complex in North America.

The complex will consist of two manufacturing facilities, one for cylindrical batteries for electric vehicles and another for lithium iron phosphate batteries for energy storage systems. Production is expected to start in 2025.



Apple Data Center

Apple Inc. will establish a command center for its global data networks in Mesa, promising to invest \$2 billion over 10 years. The east Mesa center is expected to create 150 full-time Apple jobs and could generate up to 500 construction and trade jobs. As part of the deal, Apple is expected to build and finance solar projects that provide enough energy to power more than 14,000 Arizona homes.



Amazon's New Storage and Distribution Center

Amazon's new 1.2 million-square-foot facility in Mesa, Arizona is its largest distribution center in the nation. The "storage and distribution center," the first of its kind in the state, promises to make remote shopping a little easier for people throughout metro Phoenix. The company has more than 33,000 full and part-time employees, 17 "fulfillment and sorting centers", and 13 "delivery stations" in Arizona.



Google Data Center

The facility is planned on 187 acres of farmland on the northwest corner of Elliot and Sossaman roads. It will join five other planned or existing data centers in the Elliot Road Technology Corridor.

Construction is expected to begin within the next five years, with the first 250,000 square feet in place by July 2025. Google is expected to spend \$1 billion to build 750,000 square feet by July 2029.



ELLIOT ROAD TECH CORRIDOR

amazon

Google

POWER
COMMERCE PARK

dexcom
ELECTRA
MECCANICA
FUJIFILM
LENNOX
Linc
exo
CAVU
AEROSPACE

American
Furniture Warehouse

Gilbert
Gateway
Towne
Center

LOOP
202

HYUNDAI
INELLIS
AUCTION
CPS

niagara

f

Apple

Legend

- Corporate Tenants
- Amenities
- Residence
- Arizona State University

EASTMARK

RAY RD

ARIZONA
24

Cadence
AT GATEWAY

PhxMesa
Gateway
Airport

ASU Polytechnic
Campus
Arizona State University

Cadence
AT GATEWAY

SKYBRIDGE
ARIZONA

SELLSWORTH

LEGACY
SPORTS

HORNE
AUTO GROUP

SIGNAL BUTTE

MERIDIAN RD

IRONWOOD RD

FUJIFILM

HYUNDAI

amazon

amazon

ZF

CMC

APPLIED
Industrial Technologies

PECOS RD

PECOS ADVANCED
MANUFACTURING ZONE

GERMANN RD

HAWES
COMMERCE PARK

LOWE'S

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%

Associates Degree or Higher

3 Mile Radius Demographics



93,000

Total Population



+25%

Population Growth in Past 5 Years



\$97,207

Median Household Income



2.3%

Unemployment Rate



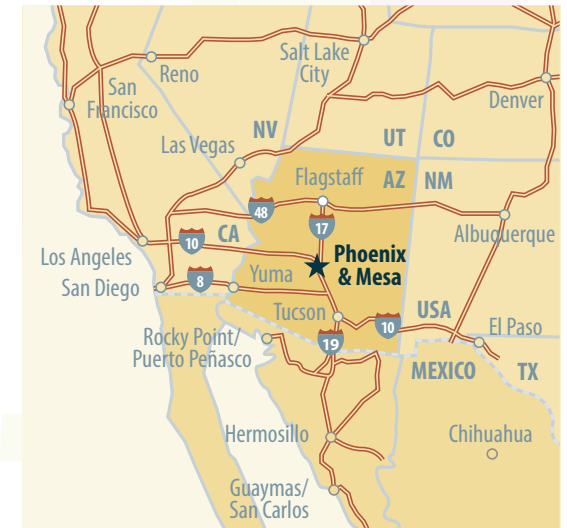
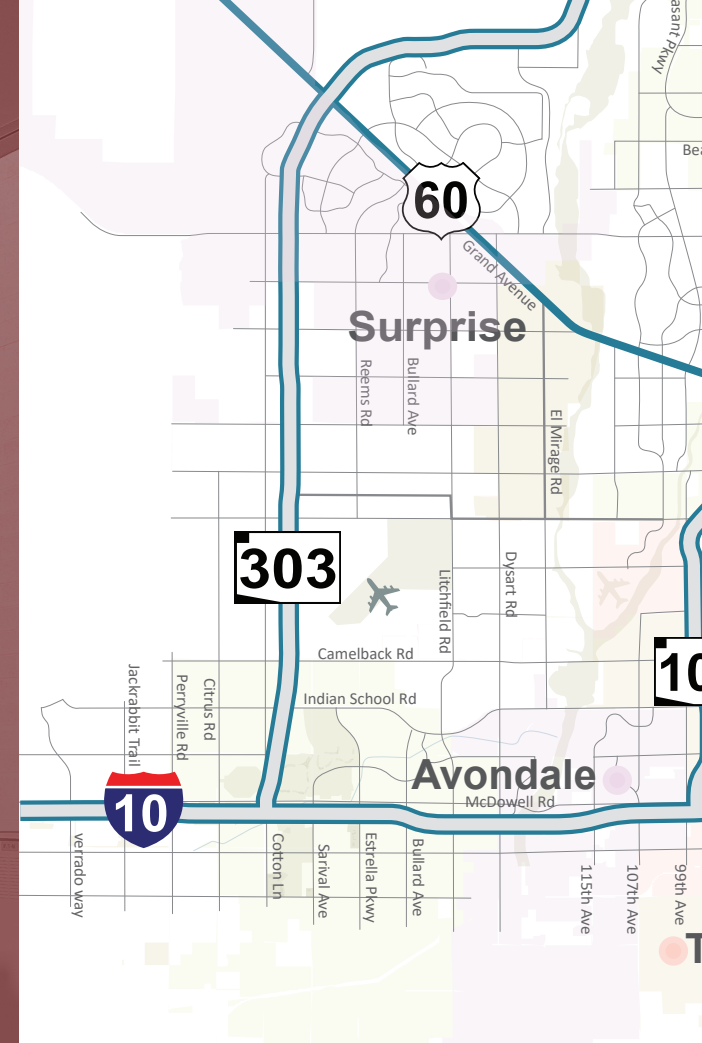
+36%

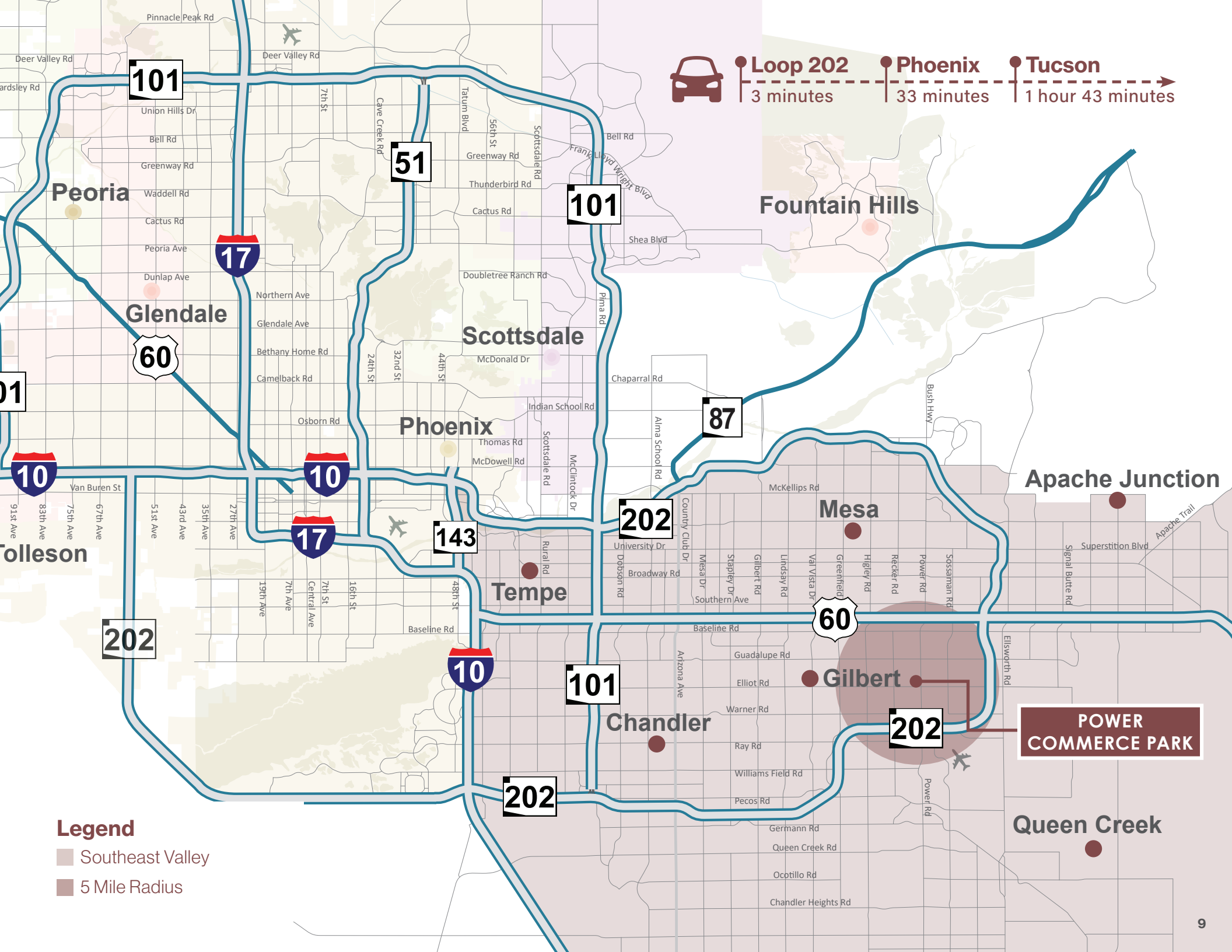
Job Growth in Past 5 Years



42%

Associates Degree or Higher





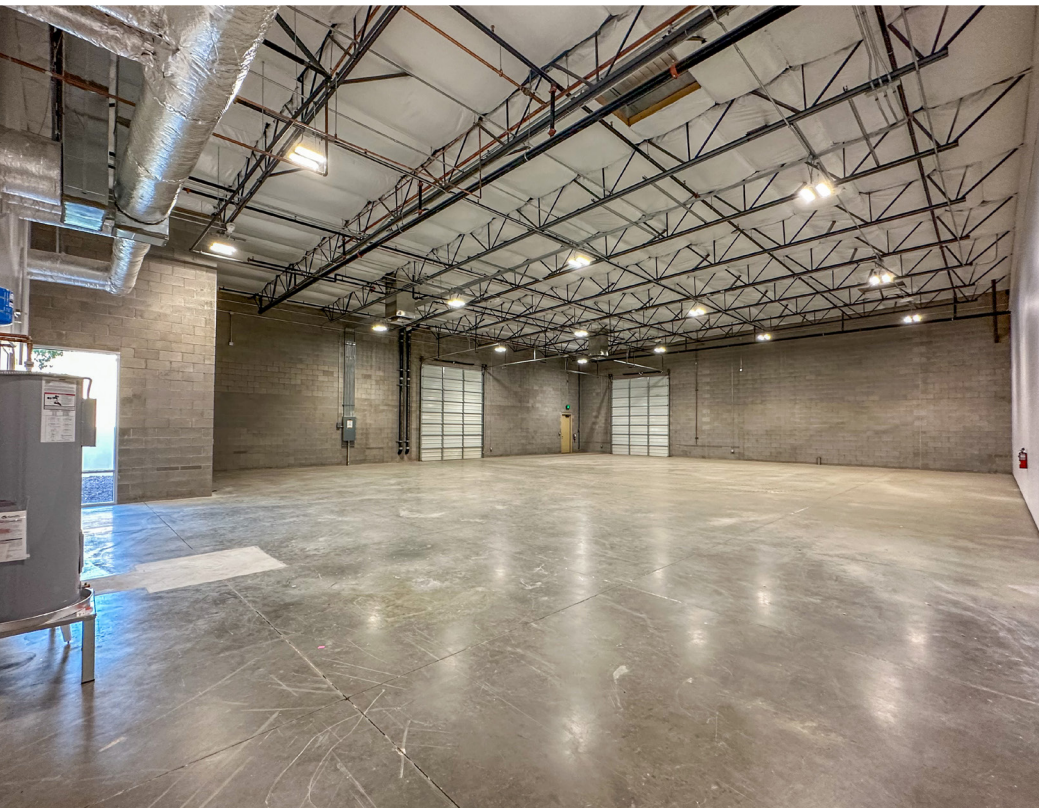
Loop 202 | **Phoenix** | **Tucson**
3 minutes | 33 minutes | 1 hour 43 minutes

Legend

- Southeast Valley
- 5 Mile Radius



POWER
COMMERCE PARK



POWER COMMERCE PARK

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BREINHOLT**
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DEVELOPED BY:



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