

ELLIOT 96

CLASS A INDUSTRIAL PROJECT

±29,499 – ±170,400 SF AVAILABLE FOR LEASE

READY FOR IMMEDIATE OCCUPANCY

9512 & 9520 E ELLIOT ROAD
MESA, AZ

 **KITCHELL** | **CBRE**

PROJECT FEATURES



Zoning: L-I



ESFR Sprinklers



R-30 Insulation



180' Concrete Truck Court



Parking Ratio: 1.57/1,000



Spec Suites with 100% AC



End cap grade level loading doors are 16' wide x 20' tall



Elliot Road Frontage



9512 E ELLIOT RD

SIZE:
±125,303 SF

AVAILABLE:
±29,499 SF

DIVISIBILITY:
±24,795 SF

LOADING:
Rear Load

BUILDING DEPTH:
±160'

CLEAR HEIGHT:
±30'

COLUMN SPACING:
50' x 52'

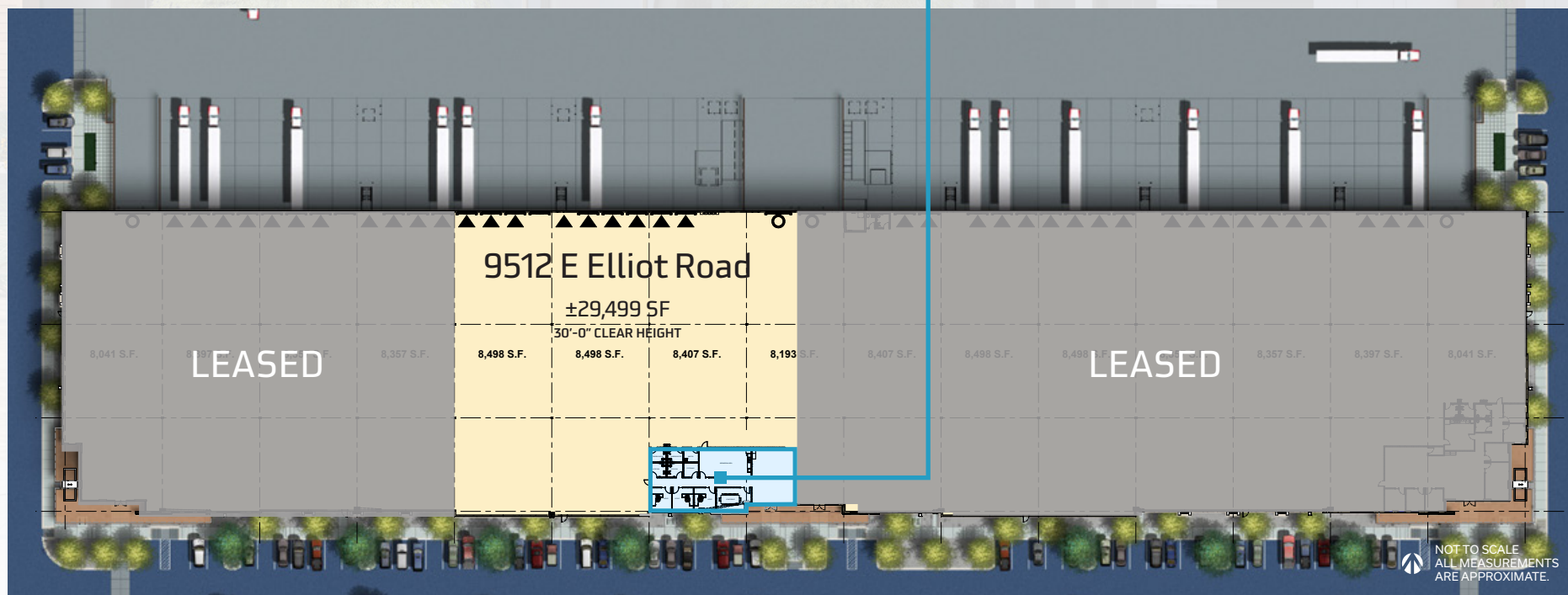
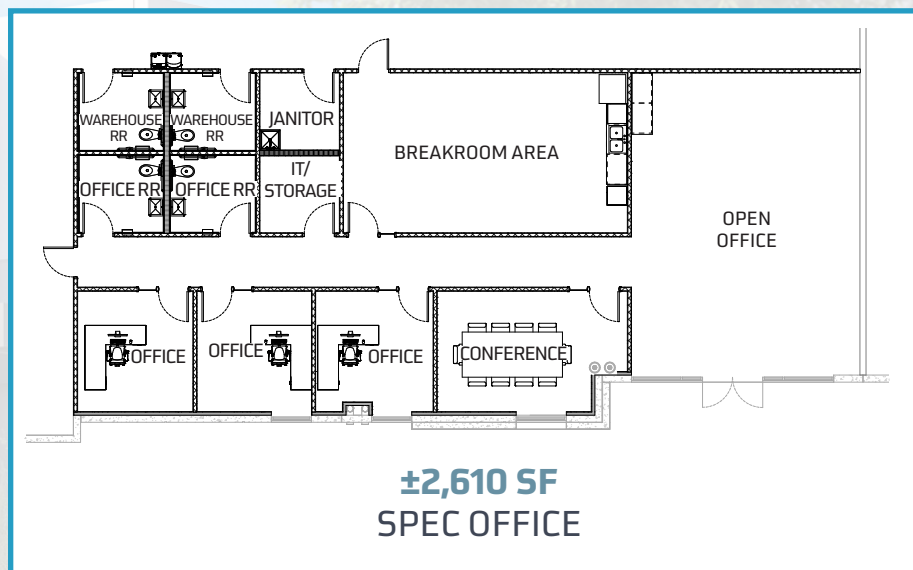
SPEED BAYS:
60' x 52'

DOCK DOORS:
40

DRIVE INS:
4

**POWER
INFRASTRUCTURE:**
3,600 Amps
(Expandable)

PARKING:
177



9520 E ELLIOT RD



CLICK FOR
**VIRTUAL
TOUR**

SIZE:
±140,901 SF

CLEAR HEIGHT:
±30'

DRIVE INS:
4

DIVISIBILITY:
±27,909 SF

COLUMN SPACING:
50' x 52'

**POWER
INFRASTRUCTURE:**
3,600 Amps
(Expandable)

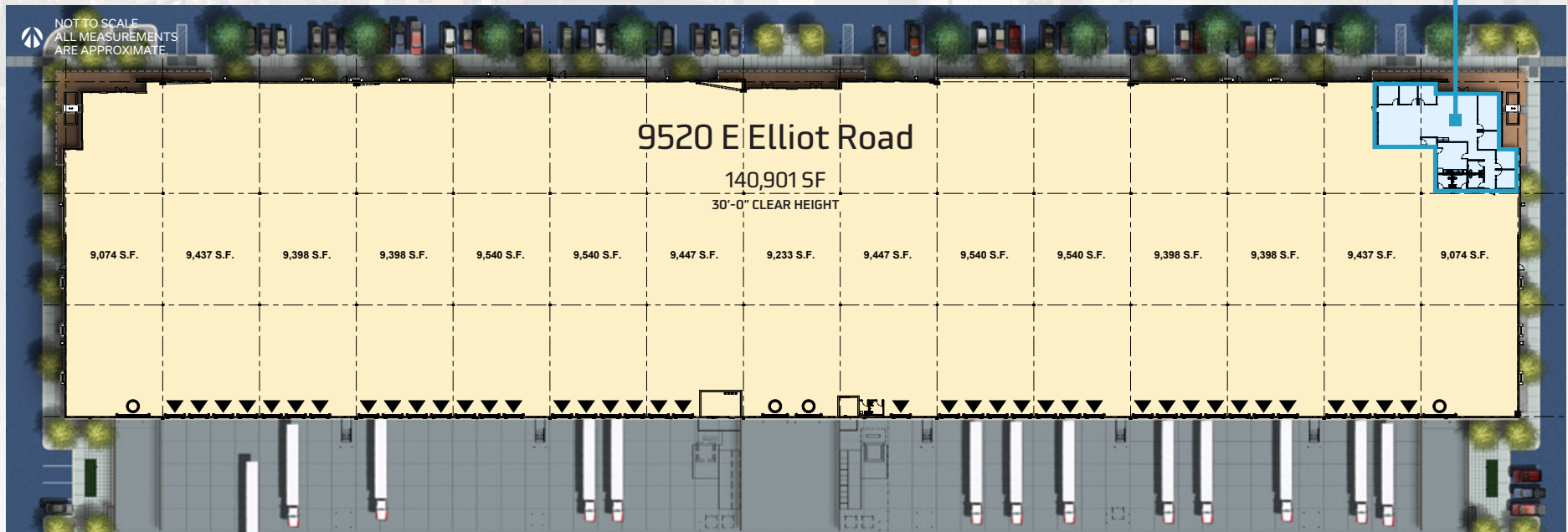
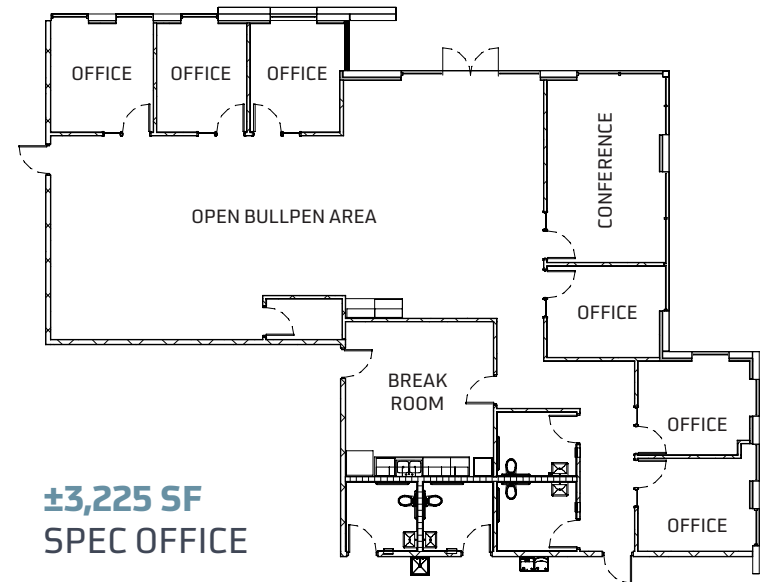
LOADING:
Rear Load

SPEED BAYS:
60' x 52'

PARKING:
221

BUILDING DEPTH:
±180'

DOCK DOORS:
40





ELLIOT
96

NOT TO SCALE

NEW MIXED-USE DEVELOPMENT

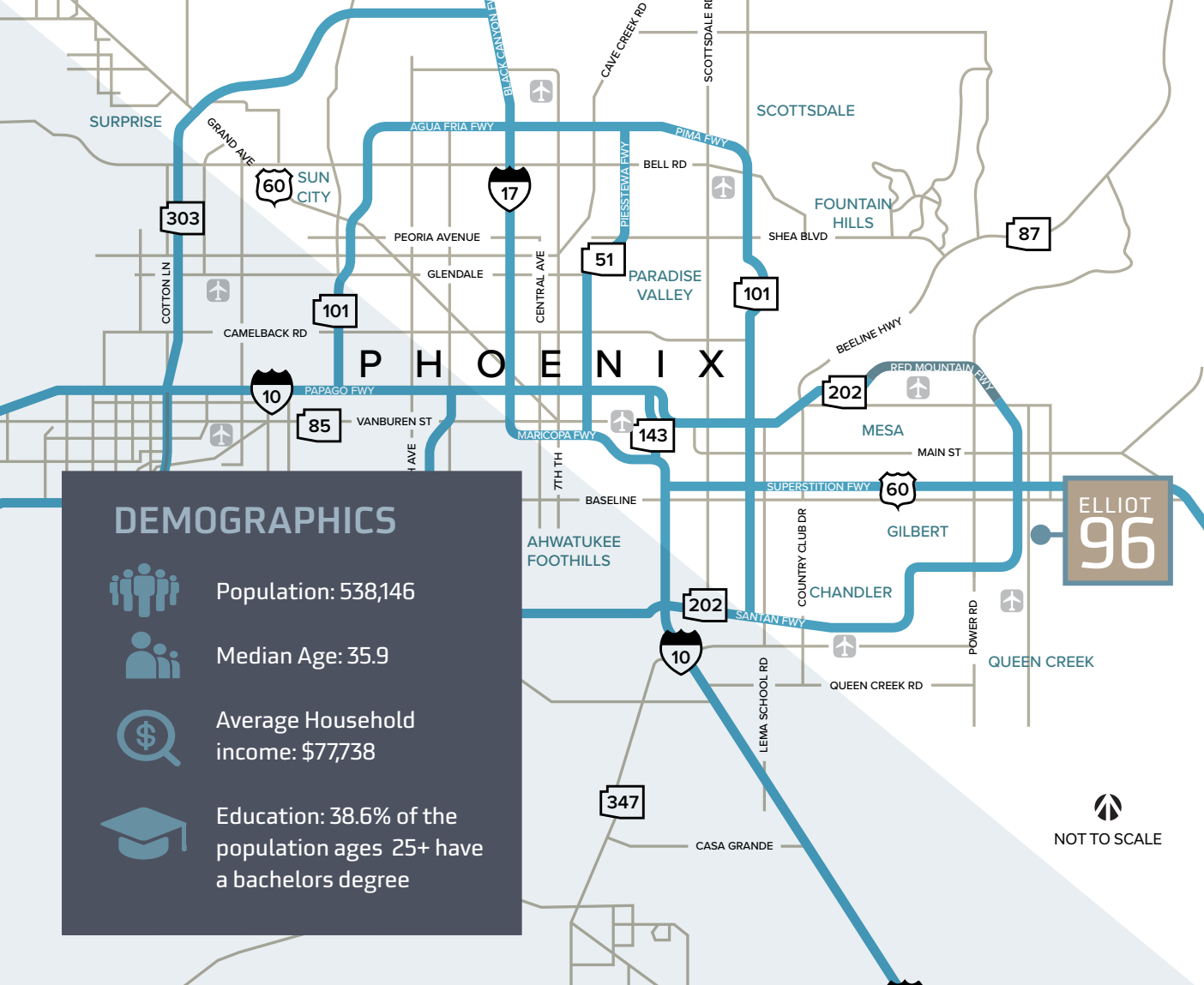


AREA
OVERVIEW



ELLIOT
96





MESA, AZ AT A GLANCE



Mesa, AZ is home to major technology, manufacturing, and distribution companies.



2nd largest city in the Phoenix-Mesa Metro



3rd Largest city in Arizona

LOCATION HIGHLIGHTS



Located within Elliot Road Technology Corridor



Freeway access: ± 0.8 Miles to Loop 202; ± 2.4 Miles to Highway 60



Airport Access: ± 7 miles (11 minutes) to Phoenix Mesa Gateway Airport



Easy access to local restaurants, hotels, and retail amenities



Adjacent to abundant housing

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