

PECOS COMMERCE CENTER

7931 E Pecos Rd, Mesa, Arizona 85212



Property Offers Dynamic Range of
Suite Sizes: $\pm 2,000$ -20,000 SF

$\pm 222,242$ SF
6 Buildings

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CBRE

PROPERTY FEATURES



Year Built:
2008



6 Buildings
±222,242 SF



Loading Type:
Grade Level
Common Truckwell



Clear Height:
24'



Zoning: LI
(Light Industrial)



Parking:
2.65/1,000



1 Mile to
Mesa Gateway Airport



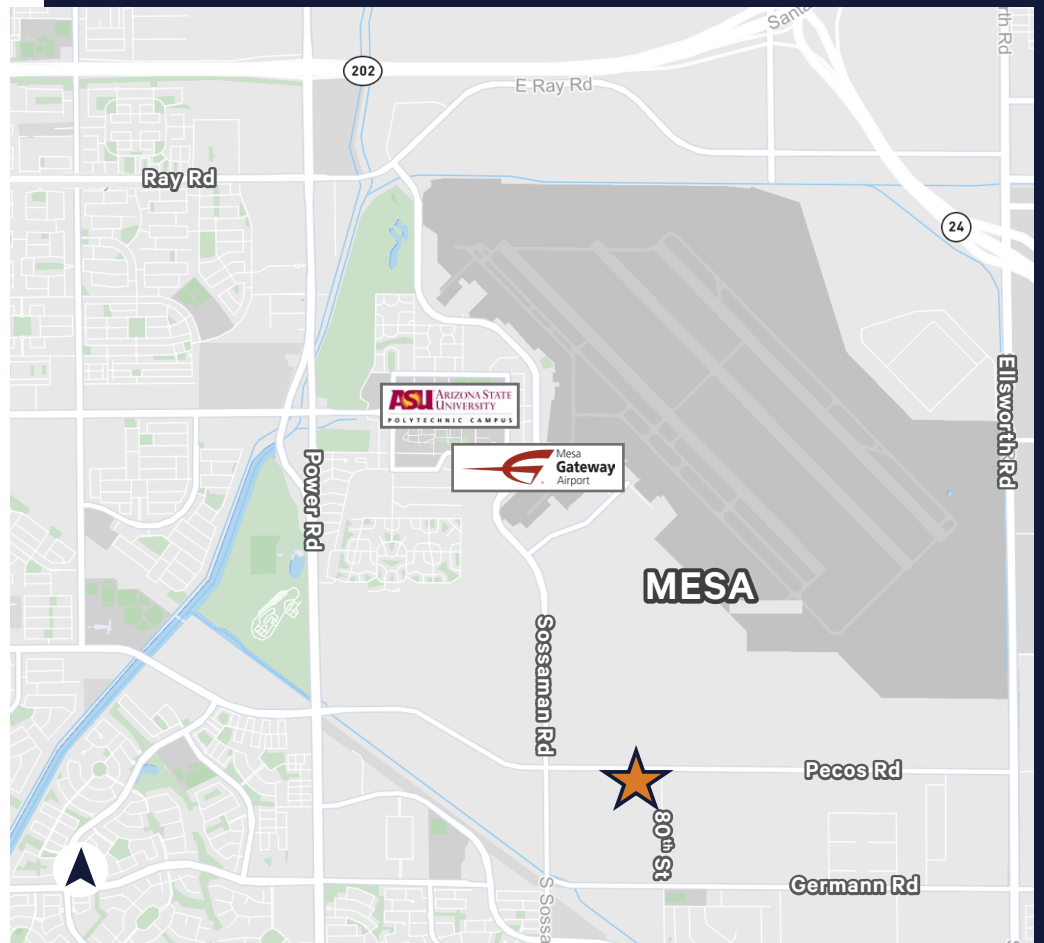
3 Miles from
Loop 202



2 Miles from
SR 24 Freeway



Close to Arizona State
Polytechnic Campus

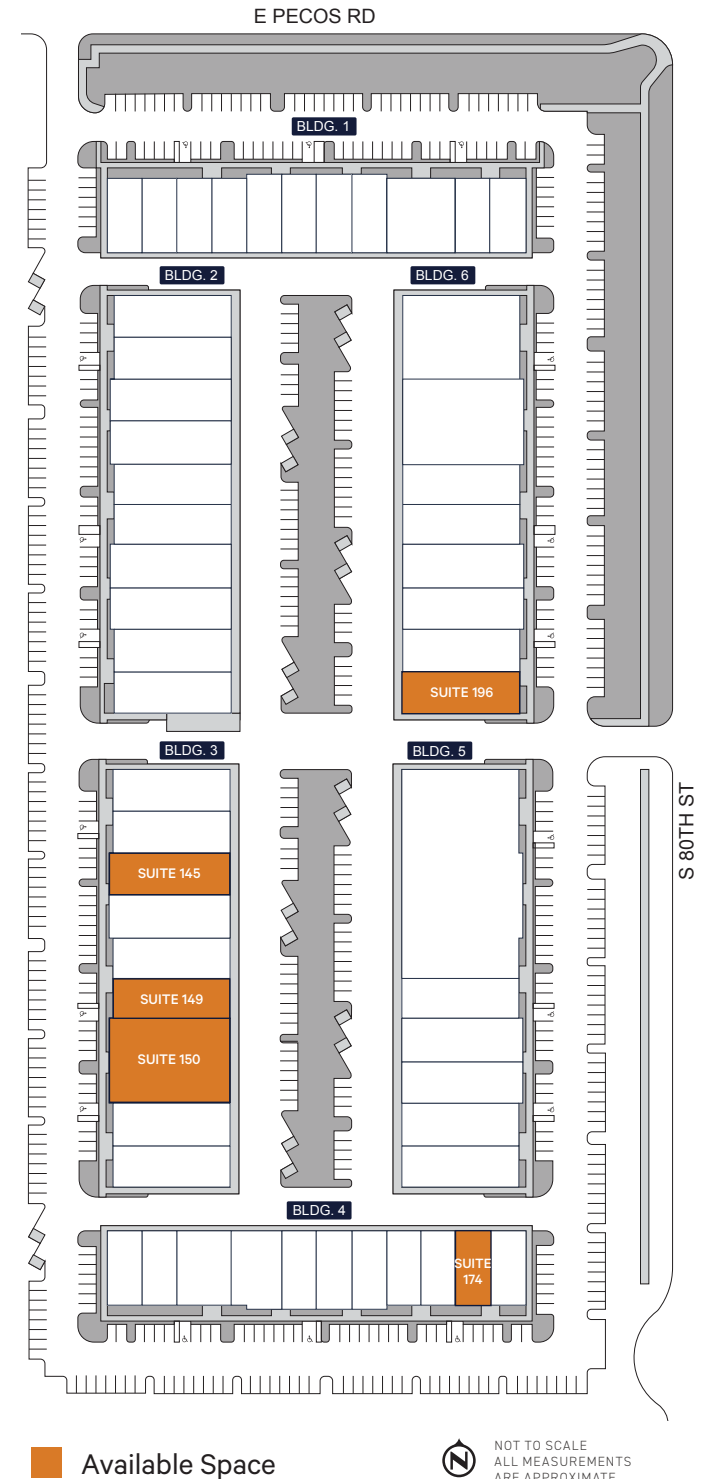


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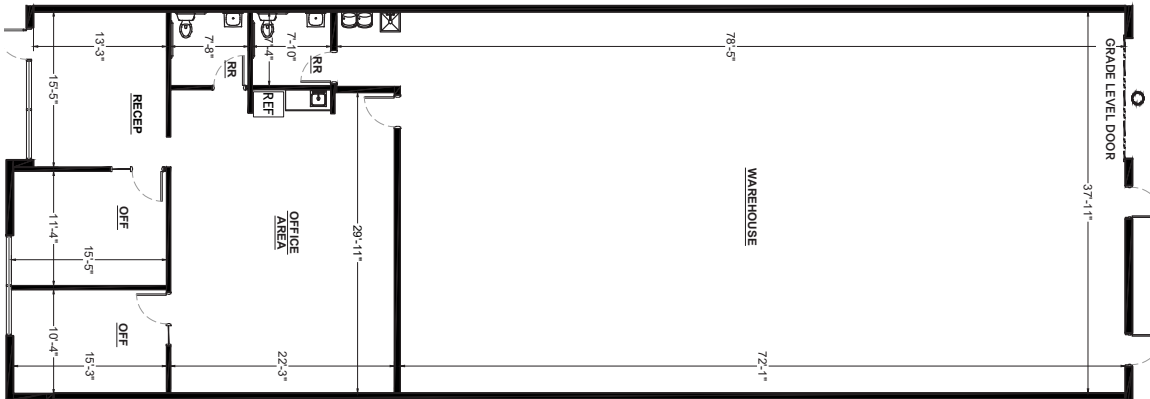
Availability

Bldg	Suite	Total SF	Office SF	Loading	Clear Height	Comments
3	145	±4,488	±1,507	1 GL	22'6"	EVAP Cooled <i>\$1.00 NNN rate for the first year on a 5 year deal</i>
3	149	±4,716	±1,032	1 GL	22'6"	EVAP Cooled
3	150	±8,114	±1,944	2 GL	22'6"	EVAP Cooled
4	174	±2,186	±1,085	1 GL	21'5"	EVAP Cooled Available Nov 2026
6	196	±4,206	±796	1 GL	22'3"	EVAP Cooled



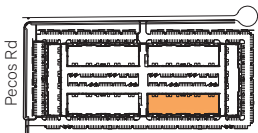
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NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE

SITE KEY



BUILDING KEY



**\$1.00 NNN rate for the first
year on a 5 year deal!**



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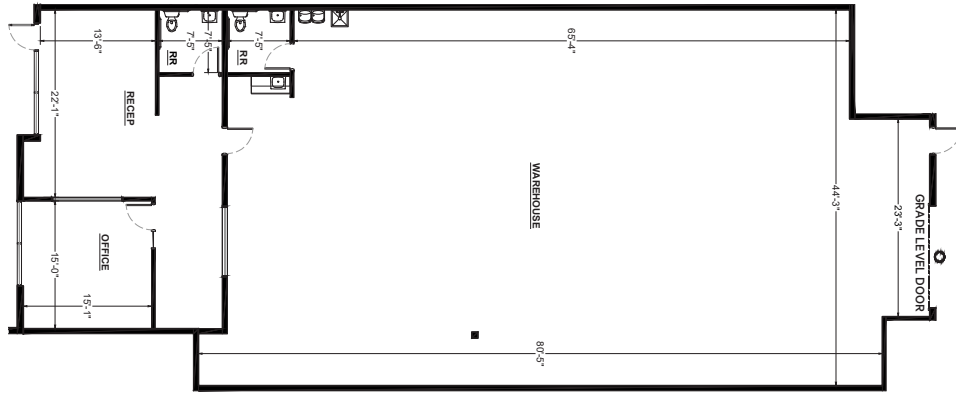
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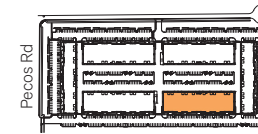
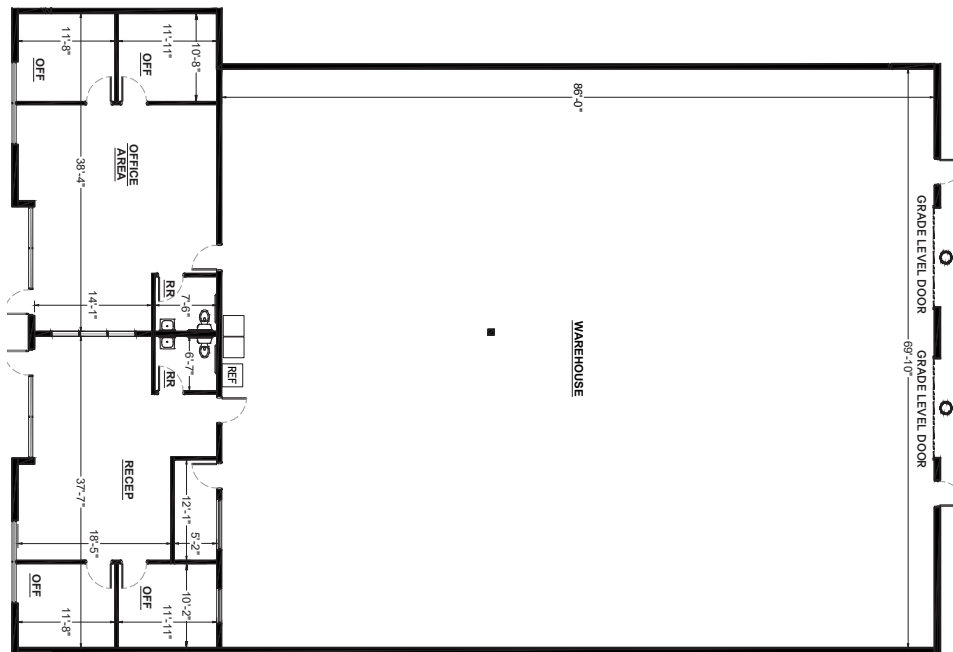
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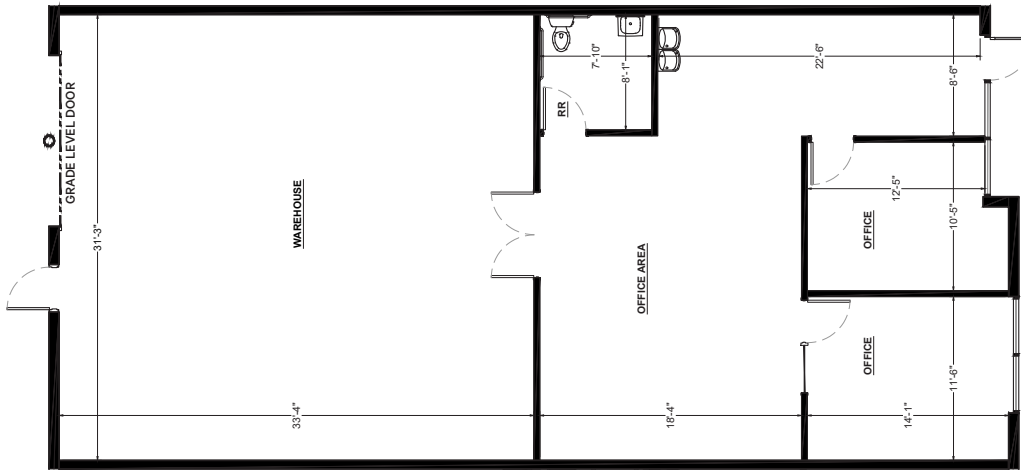
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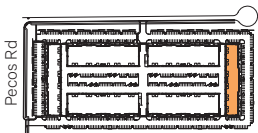
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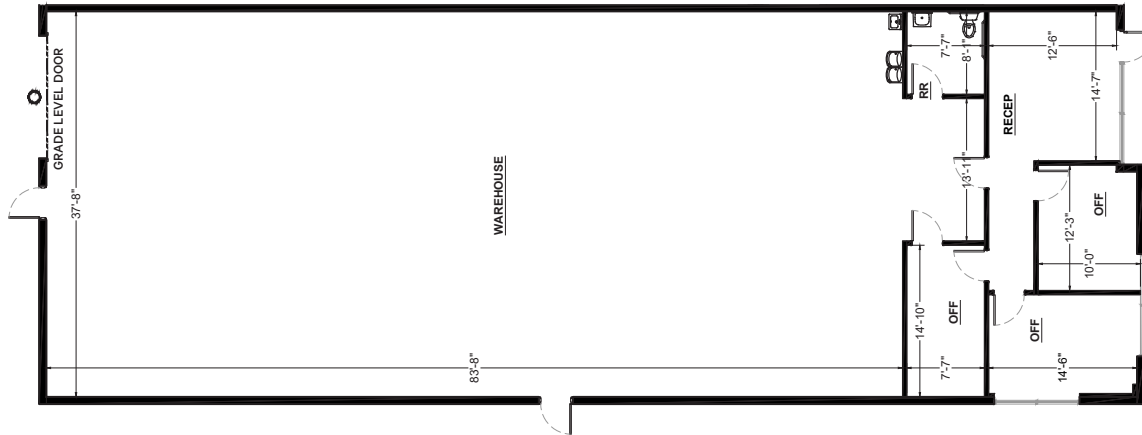
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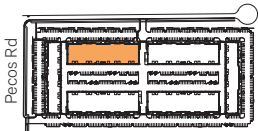
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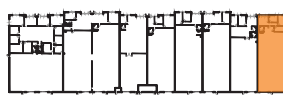


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LOCATED IN THE PECOS ADVANCED MANUFACTURING ZONE

The Pecos Commerce Center 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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