

THE LANDING

AT MGA

CLASS A INDUSTRIAL PRODUCT
UNMATCHED VISIBILITY ON LOOP 202

±5,109 SF AVAILABLE
7613 E RAY RD, MESA

CBRE



Location Highlights

Five carriers: Allegiant, California Pacific Airlines, Flair Air, Swoop & WestJet

Adjacent to ASU PolyTech Campus

±2 Miles South of Mesa's Elliot Road Tech Corridor

±1.5 miles West of 3,200-acre EastMark Master Planned Community (#6 Among Nation's Top Selling Communities)

±1.5 miles East of 1 Million SF of Retail shops/amenities at Gilbert Gateway Towne Center



ZONED LI
(LIGHT INDUSTRIAL)



VISIBILITY OF ±155,445
VPD ALONG LOOP 202



UNMATCHED VISIBILITY
ON LOOP 202



Property Features

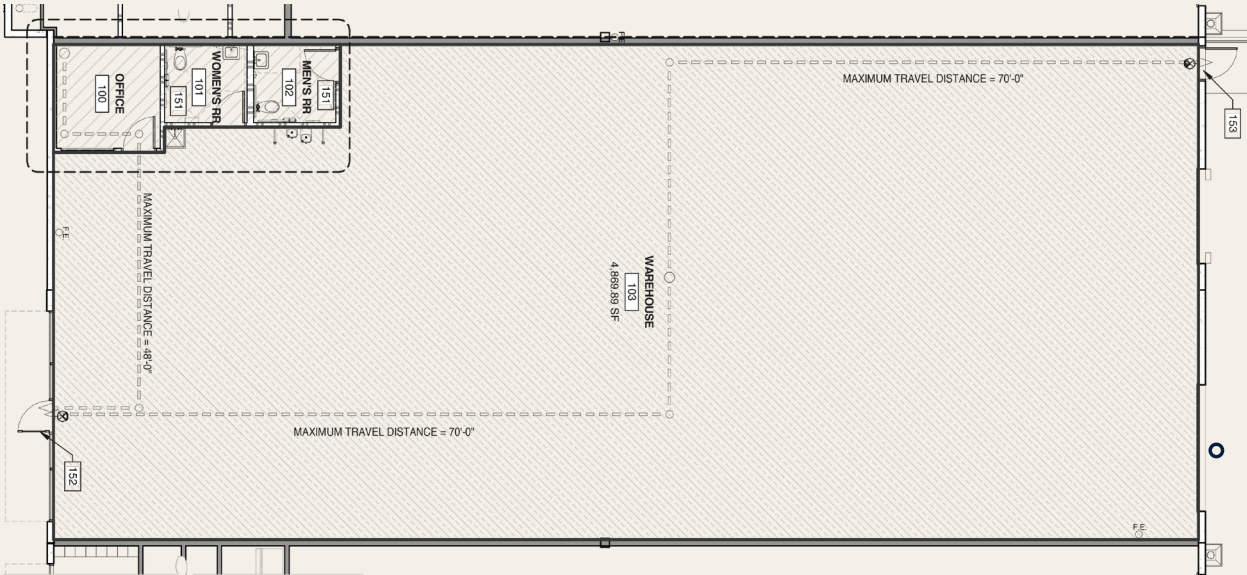
TOTAL PROJECT SIZE	±281,085 SF
LOCATION	SEC Ray Rd & Sossaman Rd
COUNTY	Maricopa County
SIGNAGE	Tenant Building & Monument Signage Available
SPRINKLER	ESFR / To-Suit
SITE SIZE	±20.87 AC
ZONE	LI (Light Industrial)
UTILITIES	Water: City of Mesa Sewer: City of Mesa Electrical - SRP

Suite 116

7613 E RAY RD, MESA AZ 85212



±5,109 SF



- ▲ GRADE LEVEL
- DOCK HIGH



Not to scale
All measurements are approximate

BUILDING #	SUITE	ADDRESS	AVAILABLE SF	LOADING	CLEAR HEIGHT
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1	116	7613 East Ray Road, Mesa, Arizona, 85212	±5,109 SF	1 Dock Door	±24'
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CONTACT US:

KEVIN COSCA
Senior Vice President
+1 602 735 5672
kevin.cosca@cbre.com

PETE WENTIS
Senior Vice President
+1 602 735 5636
pete.wentis@cbre.com

ALEX WENTIS
First Vice President
+1 602 735 5591
alex.wentis@cbre.com



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