

# ELLIOT 96

## CLASS A INDUSTRIAL PROJECT

±24,795 – ±233,052 SF AVAILABLE FOR LEASE

READY FOR IMMEDIATE OCCUPANCY

9512 & 9520 E ELLIOT ROAD  
MESA, AZ

 **KITCHELL** | **CBRE**

# PROJECT FEATURES



Zoning: L-1



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

**BUILDING DEPTH:**  
±160'

**DOCK DOORS:**  
40

**AVAILABLE:**  
±92,151 SF

**CLEAR HEIGHT:**  
±30'

**DRIVE INS:**  
4

**DIVISIBILITY:**  
±24,795 SF

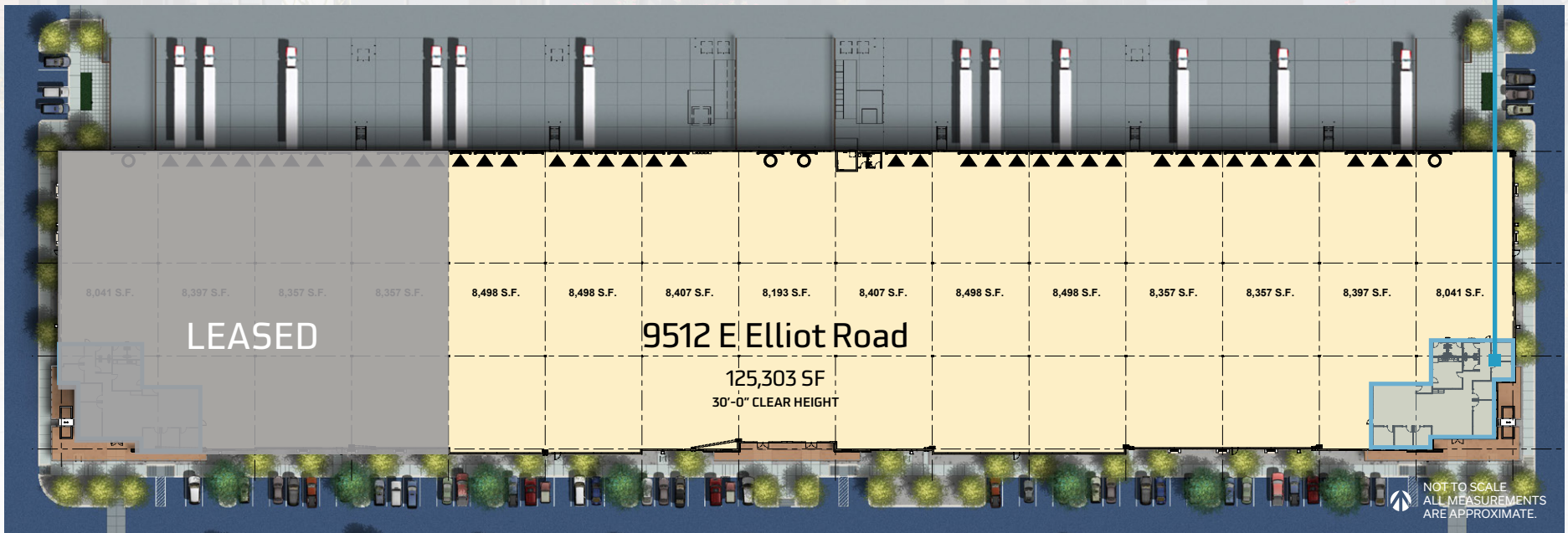
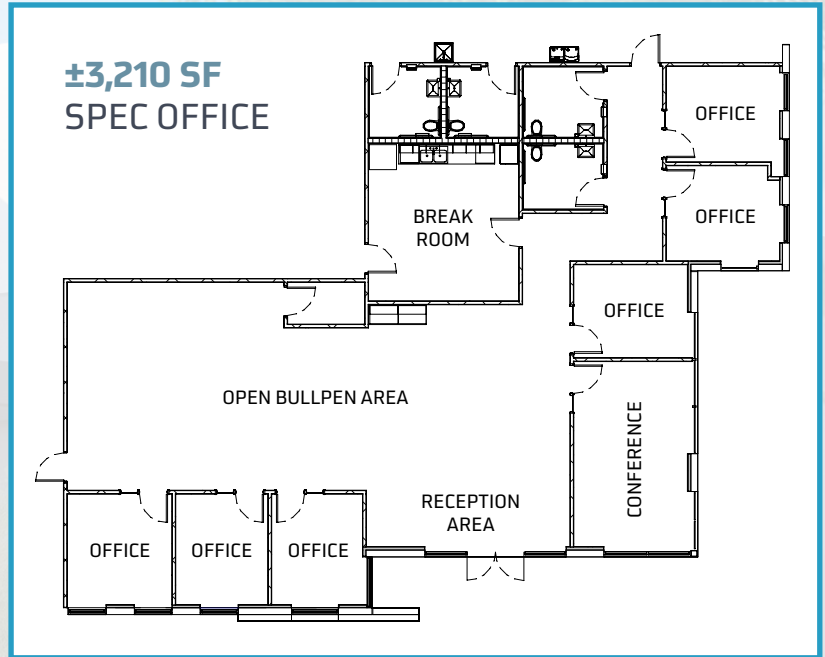
**COLUMN SPACING:**  
50' x 52'

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

**LOADING:**  
Rear Load

**SPEED BAYS:**  
60' x 52'

**PARKING:**  
177



# 9520 E ELLIOT RD



**SIZE:**  
±140,901 SF

**CLEAR HEIGHT:**  
±30'

**DRIVE INS:**  
4

**DIVISIBILITY:**  
±27,909 SF

**COLUMN SPACING:**  
50' x 52'

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

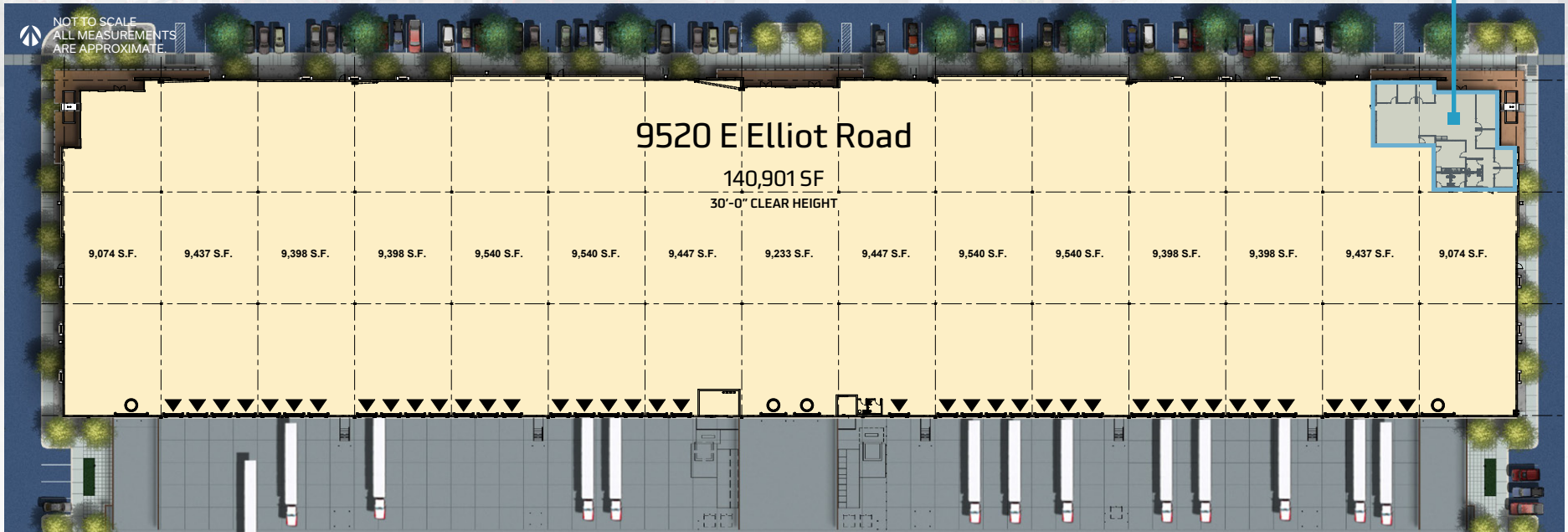
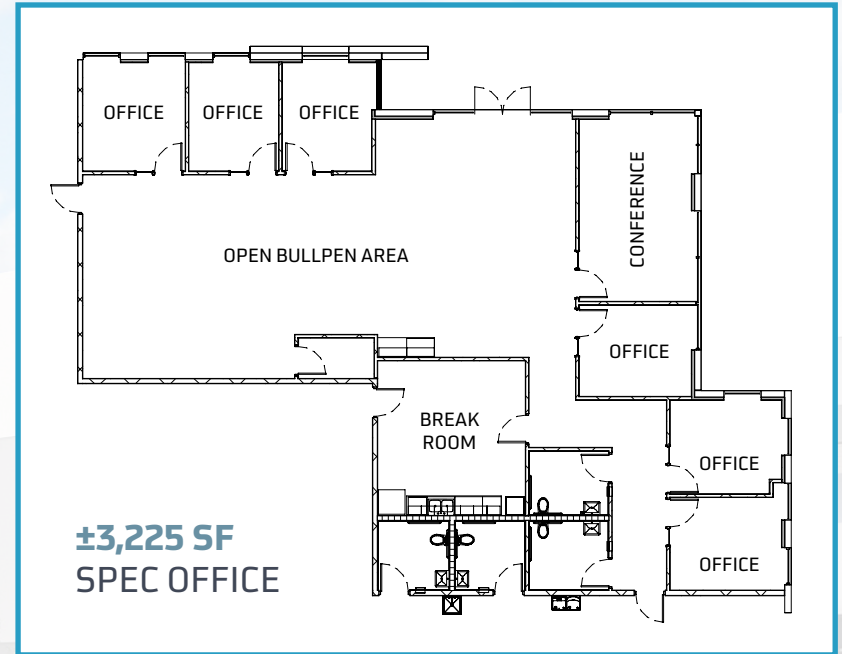
**LOADING:**  
Rear Load

**SPEED BAYS:**  
60' x 52'

**PARKING:**  
221

**BUILDING DEPTH:**  
±180'

**DOCK DOORS:**  
40



9520 E Elliot Road

140,901 SF

30'-0" CLEAR HEIGHT

9,074 S.F.

9,437 S.F.

9,398 S.F.

9,398 S.F.

9,540 S.F.

9,540 S.F.

9,447 S.F.

9,233 S.F.

9,447 S.F.

9,540 S.F.

9,540 S.F.

9,398 S.F.

9,398 S.F.

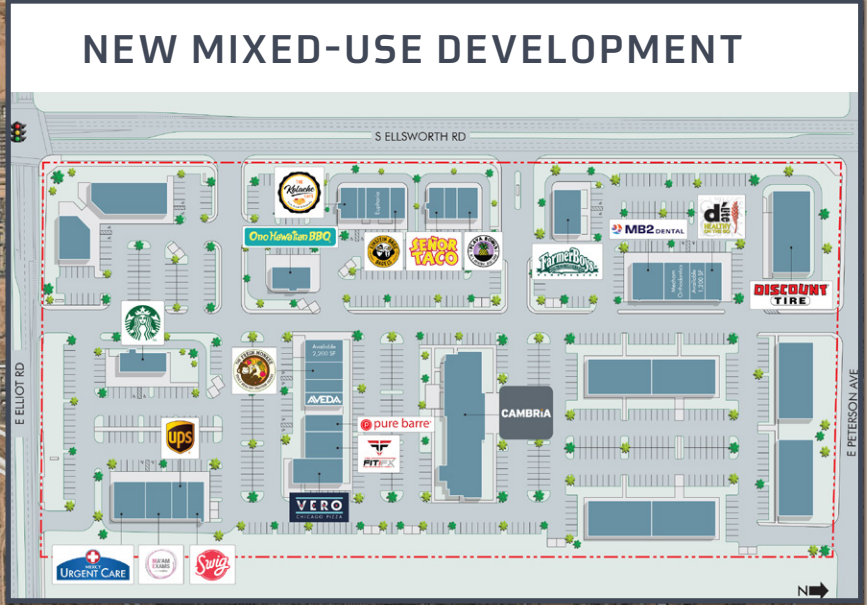
9,437 S.F.

9,074 S.F.

# ELLIOT 96

↑  
NOT TO SCALE

## NEW MIXED-USE DEVELOPMENT



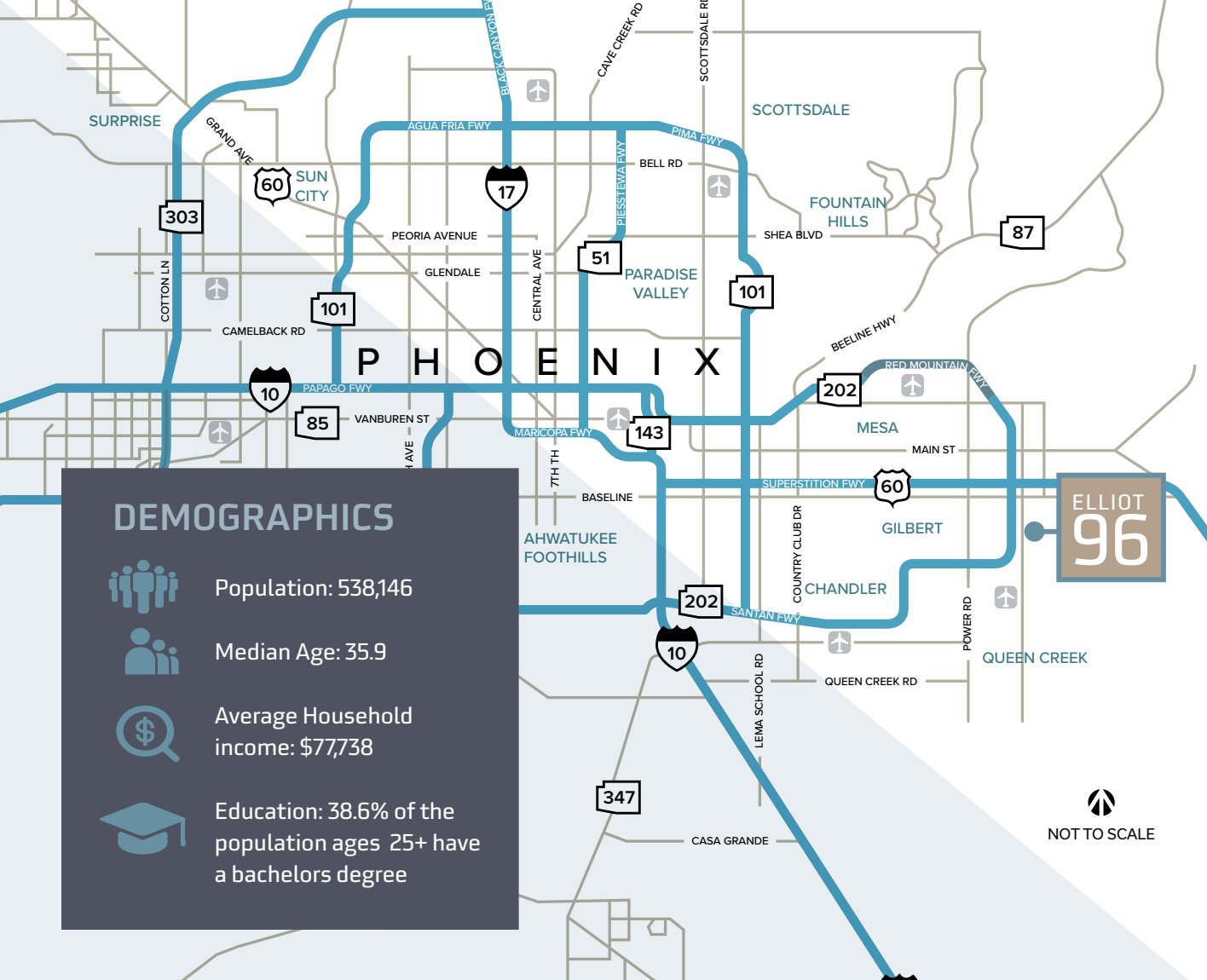
## AREA OVERVIEW





ELLIOT  
96





### DEMOGRAPHICS

- Population: 538,146
- Median Age: 35.9
- Average Household income: \$77,738
- Education: 38.6% of the population ages 25+ have a bachelors degree

## 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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