

GATEWAY GRAND

PHASE 1 ±1,074,858 SF
PHASE 2 ±1,095,961 SF

PHASE 1
DELIVERING JULY 2023



Visit Our Website
www.gatewaygrandmesa.com

3 Building Industrial Park

**NEC Sossaman and Pecos Rd
Mesa, AZ**



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GREYSTAR
CBRE

PHASE 1 DELIVERING JULY

PHASE 1: BUILDING B & C

Size:	±537,429 SF in each bldg.
Clear Height:	40'
Loading: (Per Building)	98 Dock Doors 4 Grade Level Doors
Power:	3600 A 277/480V (Expandable)
Zoning:	PAD
Building Dimensions:	500' x 1025'6"
Column Spacing:	60' x 60' 70' Speed Bay
Slab Thickness:	7" Unreinforced Over 4" ABC
Sprinkler:	ESFR
Office:	Spec, ±2,000 SF

PHASE 2: BUILDING A

Size:	±1,095,961 SF
Clear Height:	40'
Loading:	192 Dock Doors 8 Grade Level
Power:	3600 A 277/480V (Expandable)
Zoning:	PAD
Building Dimensions:	2048'6" x 531'
Column Spacing:	60' x 60' 70' Speed Bay
Slab Thickness:	7" Unreinforced Over 4" ABC
Sprinkler:	ESFR
Office:	Spec, ±2,000 SF

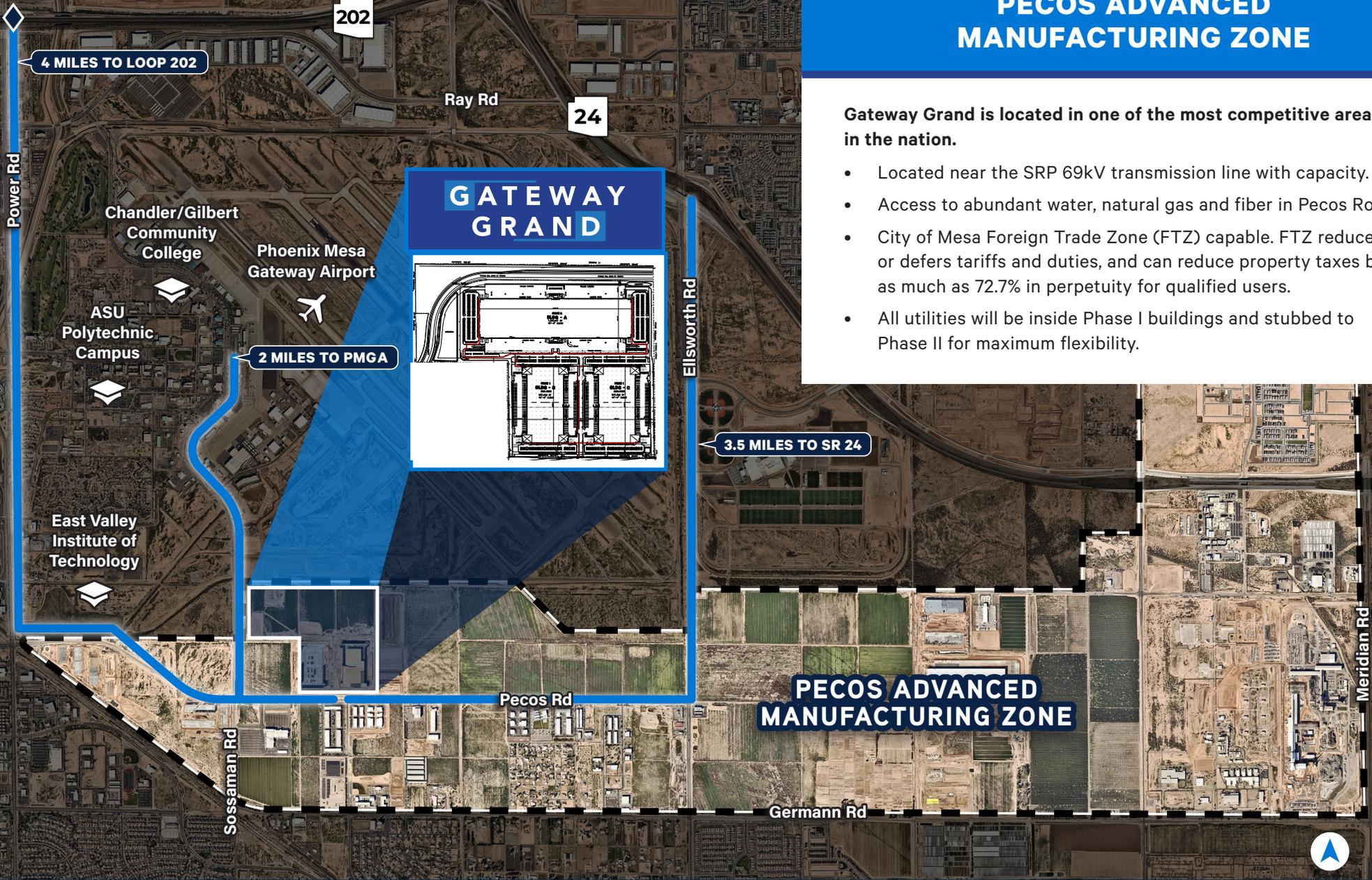
NEC Sossaman and Pecos Rd, Mesa, AZ



LOCATED IN THE
**PECOS ADVANCED
MANUFACTURING ZONE**

Gateway Grand 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 in 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.
- All utilities will be inside Phase I buildings and stubbed to Phase II for maximum flexibility.



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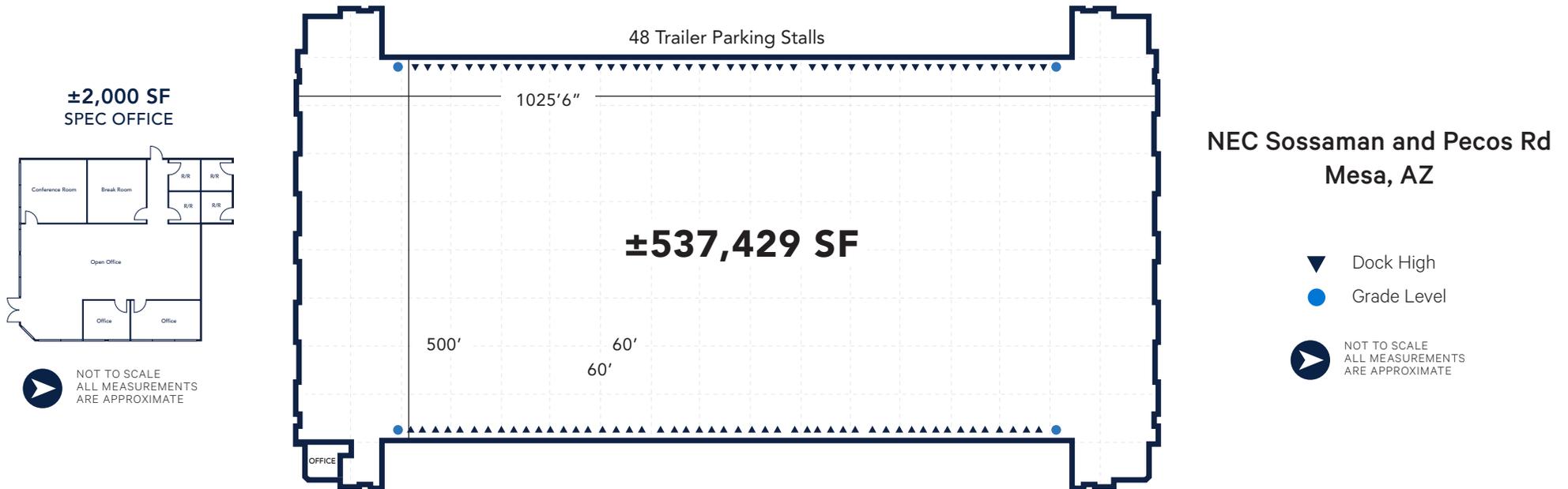


BUILDING B: DELIVERING JULY 2023

PHASE I

Size: ±537,429 SF
Clear Height: 40'
Loading: 98 Dock
4 Grade Level
Power: 3600 A 277/480V (Expandable)
Zoning: PAD
Building Dimensions: 1,025'6" x 500'

Column Spacing: 60'x60'
70' Speed Bay
Slab Thickness: 7" Unreinforced Over 4" ABC
Sprinkler: ESFR
Office: Spec, ±2,000 SF
Parking: 518 Spaces



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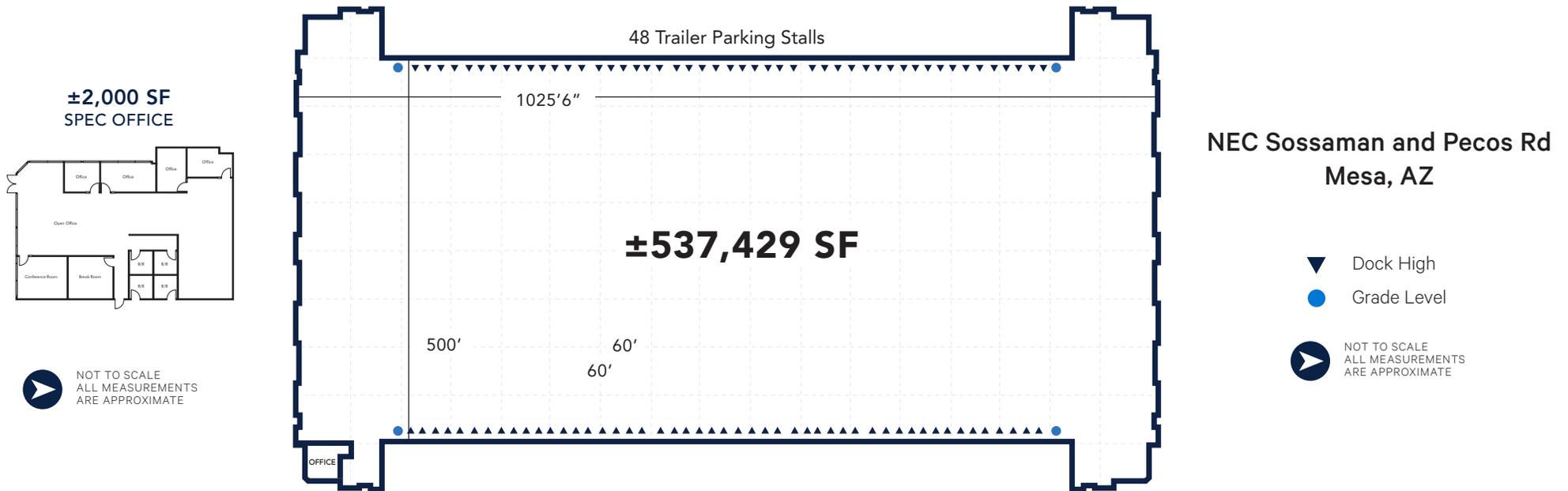
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BUILDING C:
DELIVERING JULY 2023

PHASE I

Size: ±537,429 SF
Clear Height: 40'
Loading: 98 Dock
 4 Grade Level
Power: 3600 A 277/480V (Expandable)
Zoning: PAD
Building Dimensions: 1,025'6" x 500'

Column Spacing: 60'x60'
 70' Speed Bay
Slab Thickness: 7" Unreinforced Over 4" ABC
Sprinkler: ESFR
Office: Spec, ±2,000 SF
Parking: 518 Spaces



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BUILDING A:

BTS OPPORTUNITIES & RAIL CAPABLE

PHASE II

Size: ±1,095,961 SF

Clear Height: 40'

Loading: 192 Dock
4 Grade Level

Power: 3600 A 277/480V (Expandable)

Zoning: PAD

Building Dimensions: 2051'6" x 574'

Column Spacing: 60' x 60'
70' Speed Bay

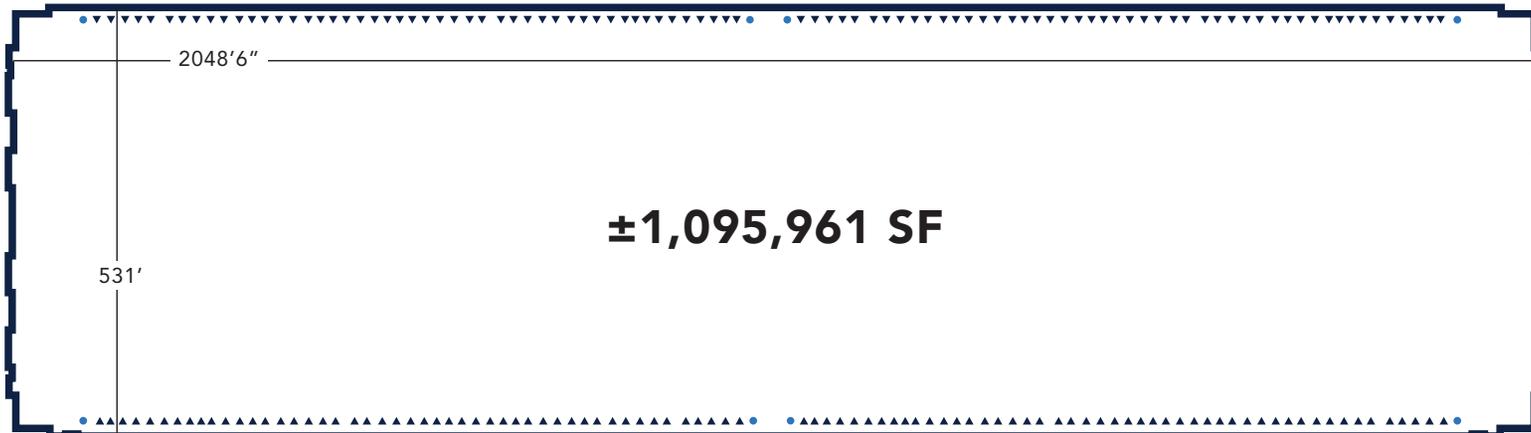
Slab Thickness: 7" Unreinforced Over 4" ABC

Sprinkler: ESFR

Office: Spec, ±2,000 SF

Parking: 843 Spaces

NEC Sossaman and Pecos Rd. Mesa, AZ



▼ Dock High
● Grade Level

NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE

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GREYSTAR
CBRE

RETAIL CORRIDOR

ASU
POLYTECHNIC
CAMPUS

SUBWAY

CHANDLER-GILBERT
COMMUNITY COLLEGE

GATEWAY GRAND

PHASE 1
DELIVERING JULY 2023

Phoenix-Mesa
Gateway
Airport

Gulfstream →

evit
CAREER AND COLLEGE PREP ←

Sossaman Rd

Pecos Rd

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