



THE CUBES

MESA GATEWAY

**Two industrial buildings buildings
totaling ±539,000 SF**

Q2 2023 Delivery

SEC Pecos Road & Crismon Road | Mesa, Arizona

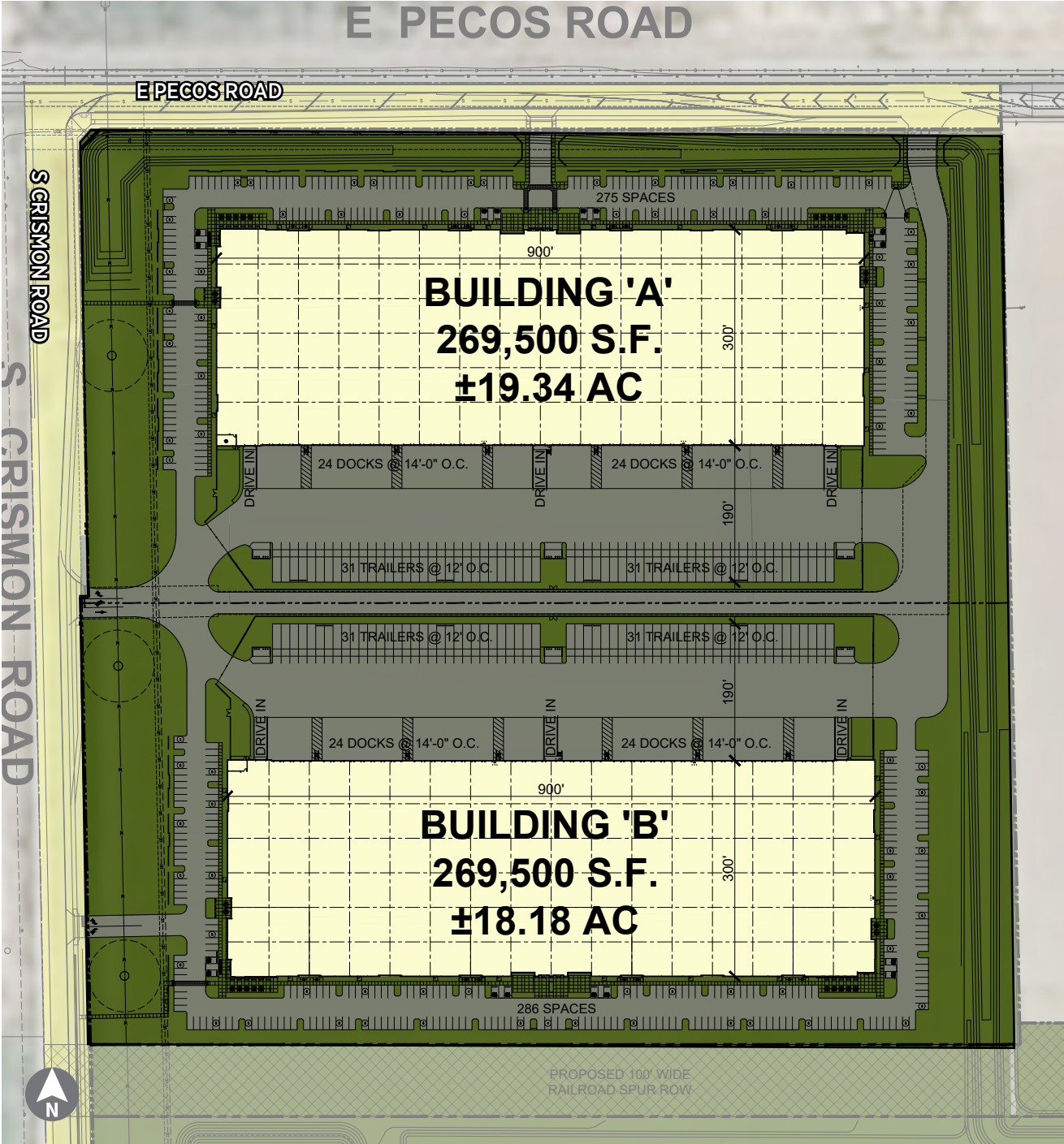


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CRG | INTEGRATED
REAL ESTATE
SOLUTIONS

JLL®

SITE PLAN - BUILDING A & B



BUILDING FEATURES

	BUILDING A	BUILDING B
Size	269,500 SF	269,500 SF
Building depth	300'	300'
Clear height	36'	36'
Dock doors	48 (9'x10')	48 (9'x10')
Drive ins	3 (14'x16')	3 (14'x16')
Truck court	190'	190'
Power	3,600A	3,600A
Auto parking	275 spaces	286 spaces
Trailer parking	62 spaces	62 spaces
Column spacing	48' x 56'	48' x 56'
Sprinklers	ESFR	ESFR

PROJECT FEATURES

- Part of The Cubes at Mesa Gateway ±268 acre master planned industrial park
- GI Zoning (heavy industrial)
- All offsite and infrastructure work to be completed by Q3 2022
- Pecos Road & Crismon Road frontage
- ±5 miles from Phoenix-Mesa Gateway Airport
- ±1 mile from AZ 24 Freeway via Crismon Road



POPULATION

15 MINUTE DRIVE
620,000 +

30 MINUTE DRIVE
1,716,000 +



MEDIAN HOUSEHOLD INCOME

15 MINUTE DRIVE
\$83,083

30 MINUTE DRIVE
\$73,869



EDUCATION

SOME COLLEGE
35%

BACHELOR'S +
37%



±1 MILE

from AZ 24 freeway
via Crismon Road



±5 MILES

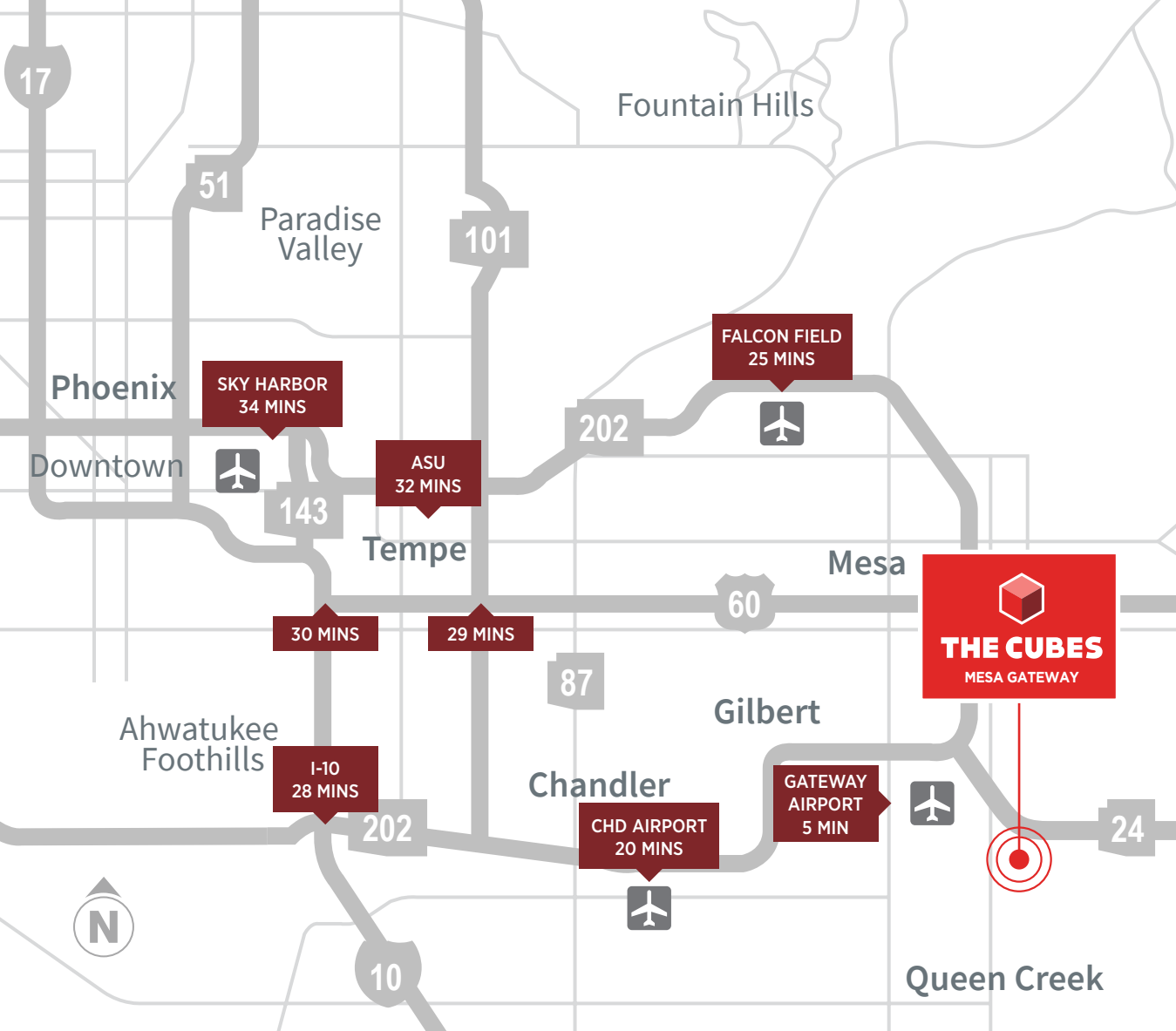
from Phoenix-Mesa
Gateway Airport

Mesa is home to notable industrial tenants such as:



Amazon





EAST VALLEY TALENT, GROWTH & OPPORTUNITY

38.6%
of the population ages 25+ have
a bachelor's degree or higher

1.6 million people
live in the East Valley with
a projected 1.8 M by 2050

Lower cost of living
with a higher median
household income

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.