



THE CUBES

MESA GATEWAY

**±268 acre Master Planned Industrial Park
totaling over ±2.7 million square feet**

Buildings A&B - Q2 2023 Delivery

Building D - Q4 2023 Delivery

SEC Pecos Road & Crismon Road | Mesa, Arizona



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CRG | INTEGRATED
REAL ESTATE
SOLUTIONS

JLL®



PROJECT FEATURES

- ✓ GI Zoning (heavy industrial)
- ✓ Building sizes can vary based on user needs
- ✓ All offsite and infrastructure work to be completed by Q3 2022
- ✓ Germann Rd., Crismon Rd., & Pecos Rd. frontage
- ✓ ±5 miles from Phoenix-Mesa Gateway Airport

BUILDING A 269,500 S.F.

- Q2 2023 Delivery
- 48 Dock high doors
- 3 Drive-in doors
- 36' Clear height
- 300' Building depth
- 190' Truck courts
- 62 total Trailer parking
- 275 total Car parking

BUILDING C 1,200,340 S.F.

- LEASED

BUILDING B 269,500 S.F.

- Q2 2023 Delivery
- 48 Dock high doors
- 3 Drive-in doors
- 36' Clear height
- 300' Building depth
- 190' Truck courts
- 62 total Trailer parking
- 286 total Car parking

BUILDING D 1,004,910 S.F.

- Q4 2023 Delivery
- 184 Dock high doors
- 4 Grade level doors
- 40' Clear height
- 570' Building depth
- 190' Truck courts
- 240 total Trailer parking
- 422 total Car parking



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



GERMANN RD



PECOS RD



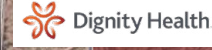
CRISMON RD



24



Fortune 2
E-Commerce



Fortune 50
Company



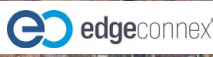
Fortune 2
E-Commerce

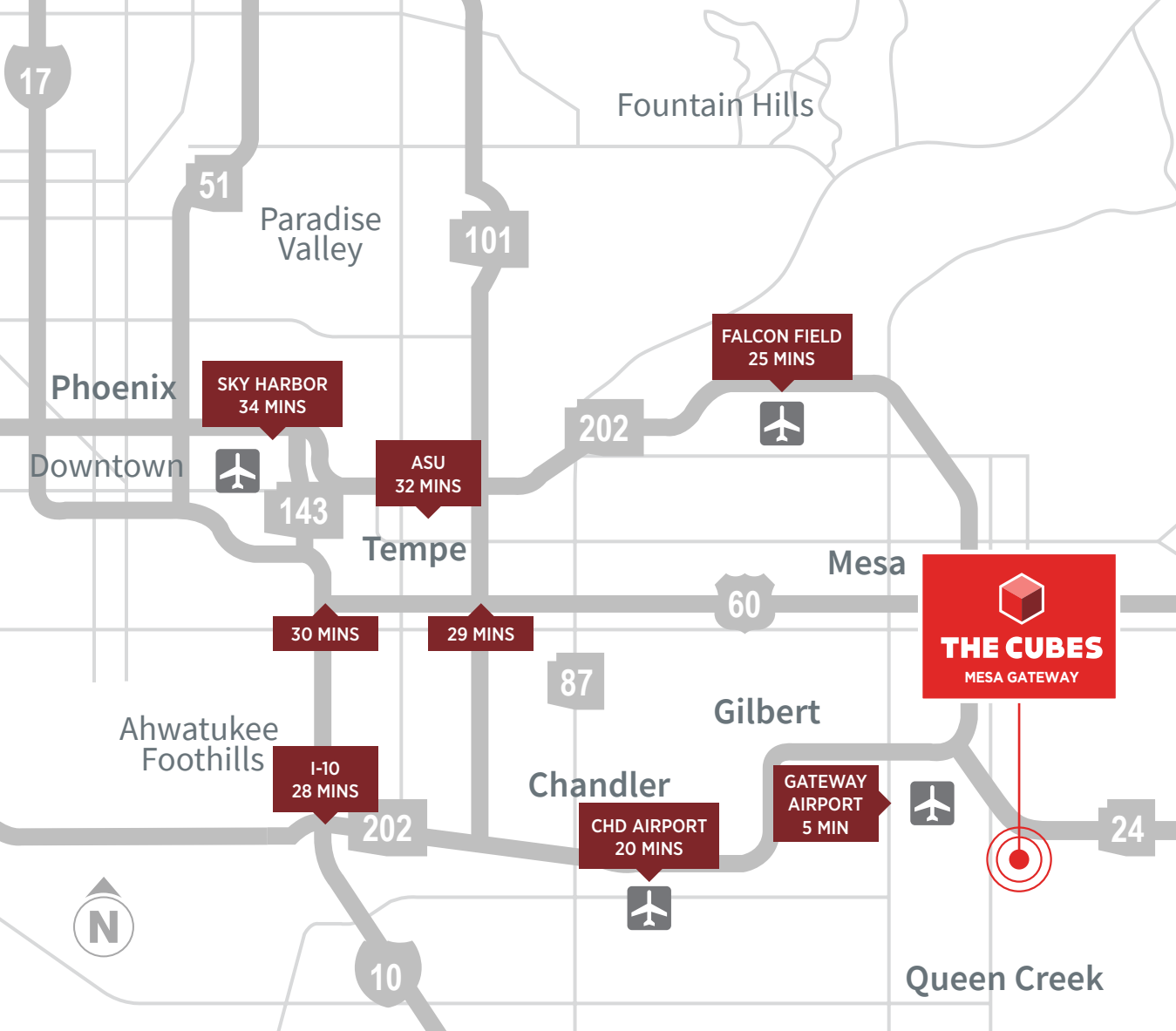
Fortune 5
Company

SIGNAL BUTTE RD

ELLSWORTH RD

202





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.