

UNDER CONSTRUCTION



THE LANDING

THE LANDING AT PMG 100



Delivery Date **2019**

CLASS A INDUSTRIAL PRODUCT
UNMATCHED VISIBILITY ON LOOP 202

WITHIN MESA'S NEW OPPORTUNITY ZONE



METRO PHOENIX MESA GATEWAY AIRPORT

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

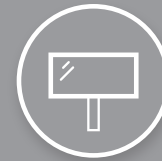
PROPERTY FEATURES



ZONED LI
(LIGHT INDUSTRIAL)



VISIBILITY OF ±155,445 VPD
ALONG LOOP 202



MONUMENT SIGNAGE
WITH LOOP 202 VISIBILITY

*Source: EB & WB, ADOT 2017



PROPERTY HIGHLIGHTS

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



SPECS

BUILDING #	SIZE/DIVISIBILITY	LOADING	SPEC SUITES	CLEAR HEIGHT	PARKING	POWER
1	±58,690 SF ±5,472 SF	9 Dock High 10 Grade Level	TBD	±24'	±125 spaces	3000 amps 277/480v
2	±58,690 SF ±5,472 SF	9 Dock High 10 Grade Level	TBD	±24'	±123 spaces	3000 amps 277/480v
3	±112,620 SF ±26,250 SF	10 Dock High 10 Grade Level	TBD	±30'	±131 spaces	3000 amps 277/480v
4	±25,020 SF	6 Dock High 4 Grade Level	TBD	±20'	±67 spaces	1000 amps 277/480v
5	±11,830 SF	2 Dock High 3 Grade Level	TBD	±20'	±38 spaces	800 amps 277/480v
6	±14,208 SF	2 Dock High 3 Grade Level	TBD	±20'	±42 spaces	800 amps 277/480v

AMENITIES



THE LANDING

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*SOURCE: EB & WB, ADOT 2017



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