

# GATEWAY TECHNOLOGY COMMERCE CENTER

MESA, ARIZONA

## UNDER CONSTRUCTION



ZONED LI,  
CITY OF MESA



50,000 VEHICLES PER  
DAY ON LOOP 202



NEXT TO PHX/MESA  
GATEWAY AIRPORT



LOOP 202  
VISIBILITY

### AVAILABLE FOR LEASE



### COMPLETION AUGUST 2019

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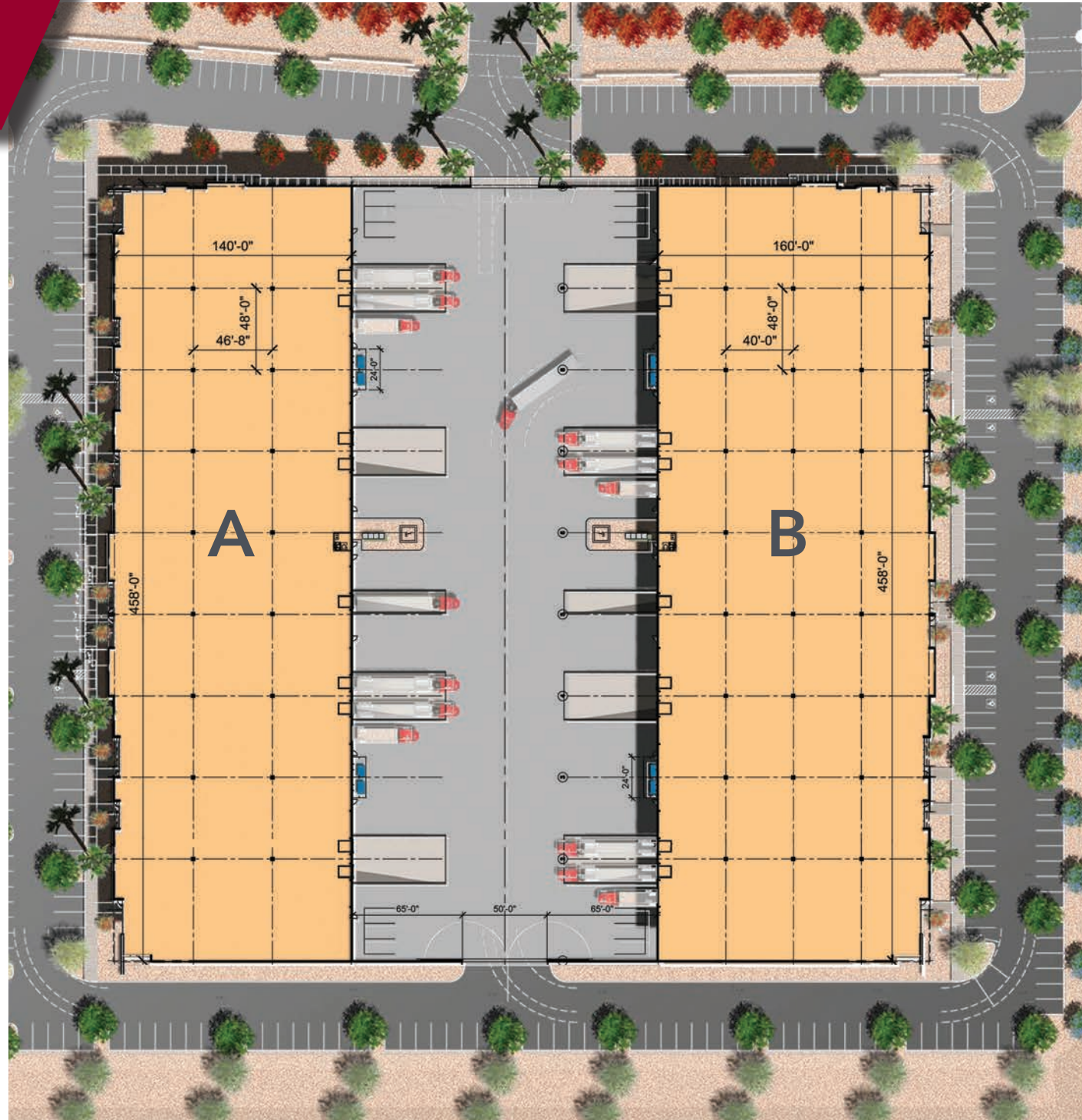
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## PROJECT OVERVIEW:

- 138,914 SF General Industrial Product
  - Building A: ±64,884 SF
  - Building B: ±74,030 SF
- 6,728 SF - 9,834 SF Bay Sizes
- Truckwell & Grade Level Loading in Each Suite
- 24'-28' Clear Height
- Loop 202 Visibility
- 50,000 Vehicles Per Day on Loop 202 Freeway
- 180' Fenced Truck Court
- 2.10/1,000 Parking
- Fully Sprinklered
- Direct Access to Phoenix Gateway Airport
- Abundant Amenities within 1 Mile
- Zoned LI, City of Mesa
- Spec Suites Available
- 3,000 Amps (277/480V) *Expandable*





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**LEE & ASSOCIATES**  
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