

# BROADWAY COMMERCE PARK

NWC Broadway Road & Dobson Road, Mesa, AZ



USE	AVAILABLE SIZES
DISTRIBUTION	48,000 SF (Divisible)
BROADWAY ROAD FRONTAGE	35,000 SF (Divisible)
FLEX/INDUSTRIAL	8,000 SF



**Mike Haenel**  
Executive Managing Director  
+1 602 224 4404  
mike.haenel@cushwake.com

**Andy Markham, SIOR**  
Executive Managing Director  
+1 602 224 4408  
andy.markham@cushwake.com

**Phil Haenel**  
Director  
+1 602 224 4409  
phil.haenel@cushwake.com



BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7	BUILDING 10	BUILDING 11
100% Occupied	Suite 103-104: ±8,801	100% Occupied	100% Occupied	100% Occupied	100% Occupied	Suites 104-111: ±35,174	100% Occupied	Suite 107: ±48,560 SF
Clear Height: 16'	Clear Height: 16'	Clear Height: 24'	Clear Height: 24'	Clear Height: 28'	Clear Height: 28'	Clear Height: 16'	Clear Height: 28'	Clear Height: 28'
Loading: Grade Level	Loading: Grade Level	Loading: Grade Level & Truckwell	Loading: Grade Level & Truckwell	Loading: Grade Level & Truckwell	Loading: Grade Level & Truckwell	Loading: Grade Level	Loading: Grade Level & Truckwell	Loading: Grade Level & Truckwell
Parking Ratio: 2.9:1,000	Parking Ratio: 3.1: 1,000	Parking Ratio: 2.7: 1,000	Parking Ratio: 2.7: 1,000	Parking Ratio: 1.3:1,000	Parking Ratio: 1.7:1,000	Parking Ratio: 2.8:1,000	Parking Ratio: 1.3:1,000	Parking Ratio: 1.7:1,000
Bay Size: 38' x 100'	Bay Size: 44' x 100'	Bay Size: 46' x 140'	Bay Size: 46' x 140'	Bay Size: 16' x 160'	Bay Size: 46' x 180'	Bay Size: 38' x 50'	Bay Size: 48' x 40'	Bay Size: 48' x 50'

\*AVAILABLE JULY 2019

LOOP  
101

N

Broadway Road

WASH WERKS



QT

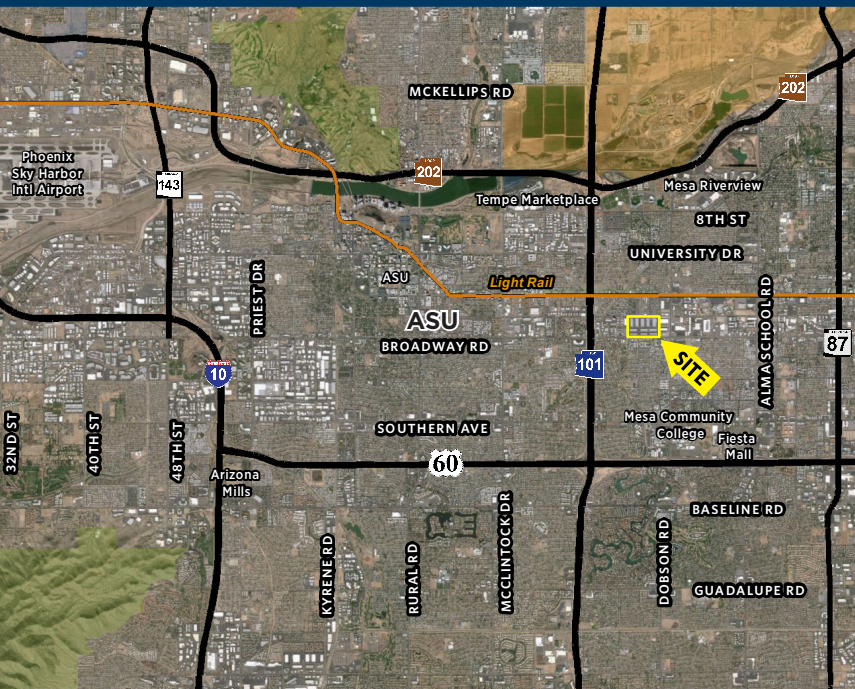
Dobson Road

# FEATURES

- 52-Acre Master Planned Business Park
- 11 Buildings
- ±808,000 Square Feet of Office, Showroom, Manufacturing and Warehouse/Distribution Space
- Centrally Located in the Heart of the Sky Harbor/Southeast Valley Submarket
- ±1/2 Mile to Loop 101 Freeway
- ±1-1/2 Miles to Loop 202 Freeway
- ±1-1/3 Miles to US 60
- M-1 Industrial Zoning, City of Mesa
- Grade Level and Truckwell Loading Provided
- Skylights (Smoke Vented for High-pile Storage Capability)
- Floor Slab: 5" Concrete over 4" Aggregate Base Course
- Recessed Tinted Glass Entries (Metal Canopies on Buildings 1, 2 & 7)

# BROADWAY COMMERCE PARK

NWC Broadway Road & Dobson Road, Mesa, AZ



## Mesa Business Environment

- Home to major technology firms (Apple, Boeing, Bridgestone, FUJIFILM, Mitel)
- Phoenix-Mesa metro area is ranked 6th most competitive metro in America - Forbes, 2014
- Phoenix-Mesa metro area is ranked 9th on the list of cities with the fastest growing information sectors - Forbes, 2013
- Arizona is top 10 state for high-tech manufacturing employment - TechAmerica Cyberstates, 2014

## City of Mesa Information

- Population: ±500,000
- Labor Force: 160,415 (2016)
- 38th Largest city in the U.S.
- Average Age: 35

## Foreign Trade Zone Capable

- Duty Exemption (on re-exports)
- Duty Deferral (on imports)
- Inverted Tariff (on imports)
- Property Tax Benefit
- Goods and Domestic Goods (held for export) exempt from state/local inventory taxes



**Mike Haenel**  
Executive Managing Director  
+1 602 224 4404  
mike.haenel@cushwake.com

**Andy Markham, SIOR**  
Executive Managing Director  
+1 602 224 4408  
andy.markham@cushwake.com

**Phil Haenel**  
Director  
+1 602 224 4409  
phil.haenel@cushwake.com