

MESA ELLIOT

TECHNOLOGY PARK

Elliot Road & Loop 202 | Mesa, Arizona

±143,000 SF (DIVISIBLE)
DELIVERING 2019



NEW SPECULATIVE DEVELOPMENT

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**CUSHMAN &
WAKEFIELD**

SUNBELT Investment
Holdings, Inc.

MESA ELLIOT

TECHNOLOGY PARK

Site Plan



Property Features

- Total Building Area: ±290,000 SF (Divisible)
- Phase 1: 143,291 SF
Phase 2: 143,291 SF
- Office Space to Suit/
4 Locations
- Clear Height: 30'
- Loading: 38 Dock High
Doors, 4 Ramps to Grade
Level
- Building dimensions:
210' x 676'
- 60' Speed Bays
- Column Spacing: 52' x 50'
- Warehouse Lighting: T-5
- HVAC: To Suit
- Insulation: R-30
- Fire Suppression: ESFR
- Phase I Parking: 249 Stalls
- Phase II Parking: 267 Stalls
- Concrete Truck Courts
- Security Gates
- 3 Ingress/Egress Access
Points

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Corporate Neighbors



Mortenson



DIGITAL REALTY

EASTMARK
The heart & hub of the East Valley.

EDGECORE
INTERNET REAL ESTATE

CyrusOne
Not All Servers Are Created Equal

niagara
POWER

ELLIOT ROAD

ELLSWORTH ROAD

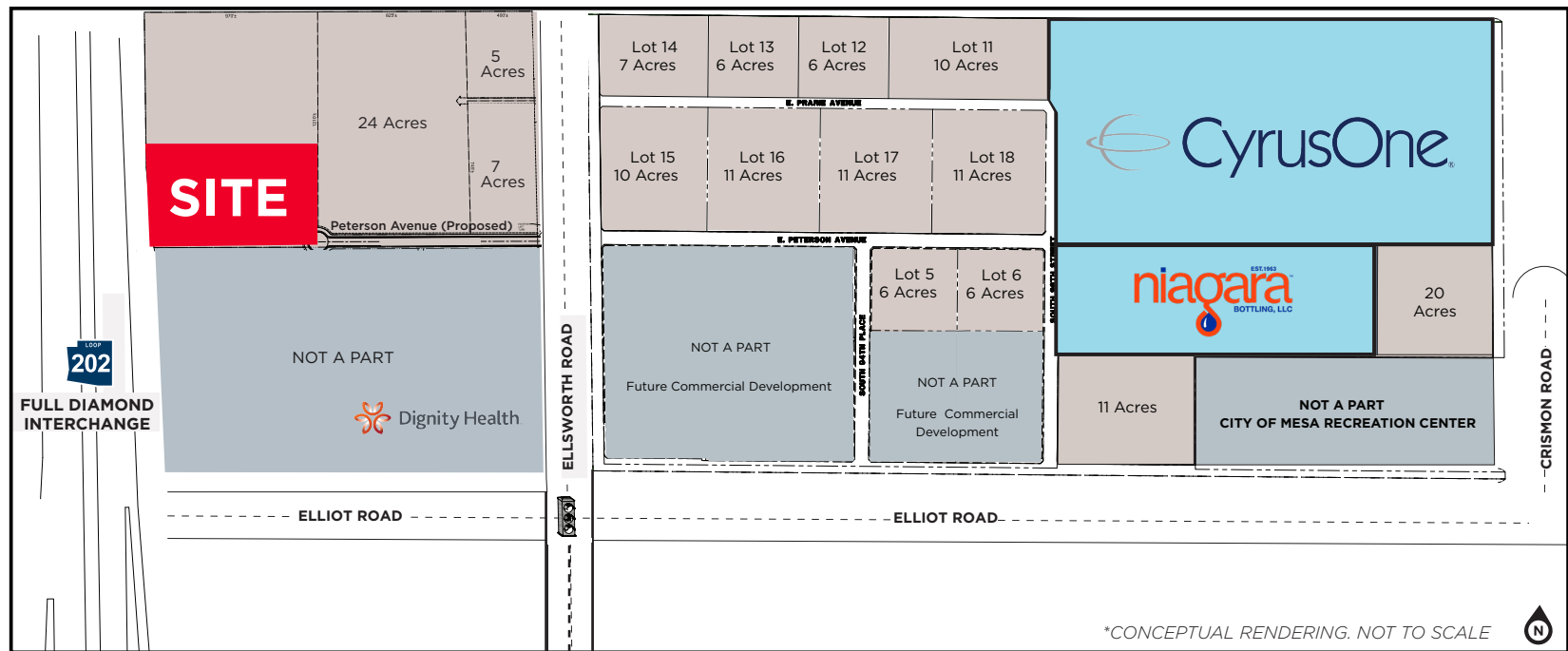
Dignity Health

Phase II

Phase I

LOOP
202





Area Features

City of Mesa

- Mesa is the third largest city in Arizona, after Phoenix and Tucson, and the 36th largest city in the U.S. Mesa is the central city of the East Valley of the Metro Phoenix area.
- Located in Maricopa County and just 15 miles east of Phoenix, Mesa is a community of over 493,089 residents.
- The average aged resident in the Mesa area is 36, with a median household income of \$51,084.
- Mesa's centralized location in the metropolitan area provides tremendous ease of access for nearly 1M drivers within 30 minutes.

<https://www.selectmesa.com/>

Major Employers

• Mesa Public Schools	10,000	• Mesa Community College	700
• Banner Health System	6,600	• AMPAM Riggs Plumbing	650
• The Boeing Company	4,700	• Mesa Fully Formed	600
• City of Mesa	3,700	• United States Postal Service	520
• Empire Southwest Machinery	1,000		
• TRW	800		

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