

PECOS 10 INDUSTRIAL CONDOS

8607 E PECOS ROAD | MESA, AZ

BRAND NEW INDUSTRIAL BUILDINGS WITH YARDS FOR SALE

4Q 2020 EXPECTED
GROUND BREAKING



Conceptual rendering



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CSIPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

EXCLUSIVE CONTACTS:

Leroy Breinholt
D 480.966.6593
M 602.377.4687

lbreinholt@cpiaz.com

David Bean
D 480.214.1105
M 480.299.5964

dbean@cpiaz.com

Cory Sposi
D 480.621.4025
M 480.586.1195

csposi@cpiaz.com

Cory Breinholt
D 480.889.2569
M 480.220.9987

cbreinholt@cpiaz.com

Project Highlights

Address	8607 E Pecos Rd Mesa, AZ
Cross Streets	Pecos Rd & Ellsworth Rd
APN/Parcel ID	304-62-011J
Site Size	±10.62 Acres
Building Total Size	±111,415 SF
No. of Buildings	14
Building Sizes	±5,368 SF to ±15,557 SF
Parking	176 Spaces (8 ADA)
Grade Level Doors	12' x 14'
Clear Height	16'
Power	400A, 120/208V
Frontage	Pecos Rd: 522.74'

RESERVATION/PURCHASE PROCESS



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 02 20 20

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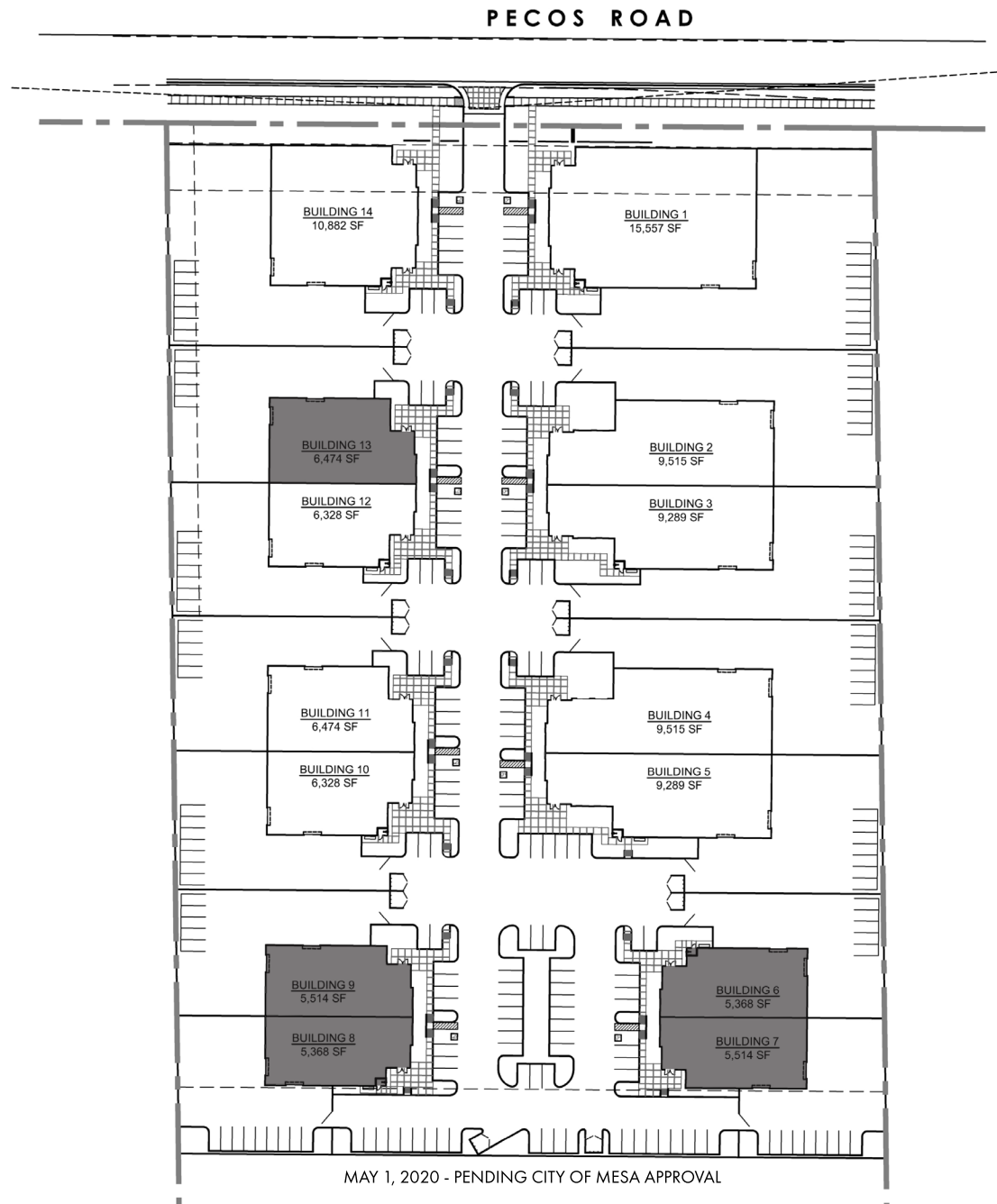
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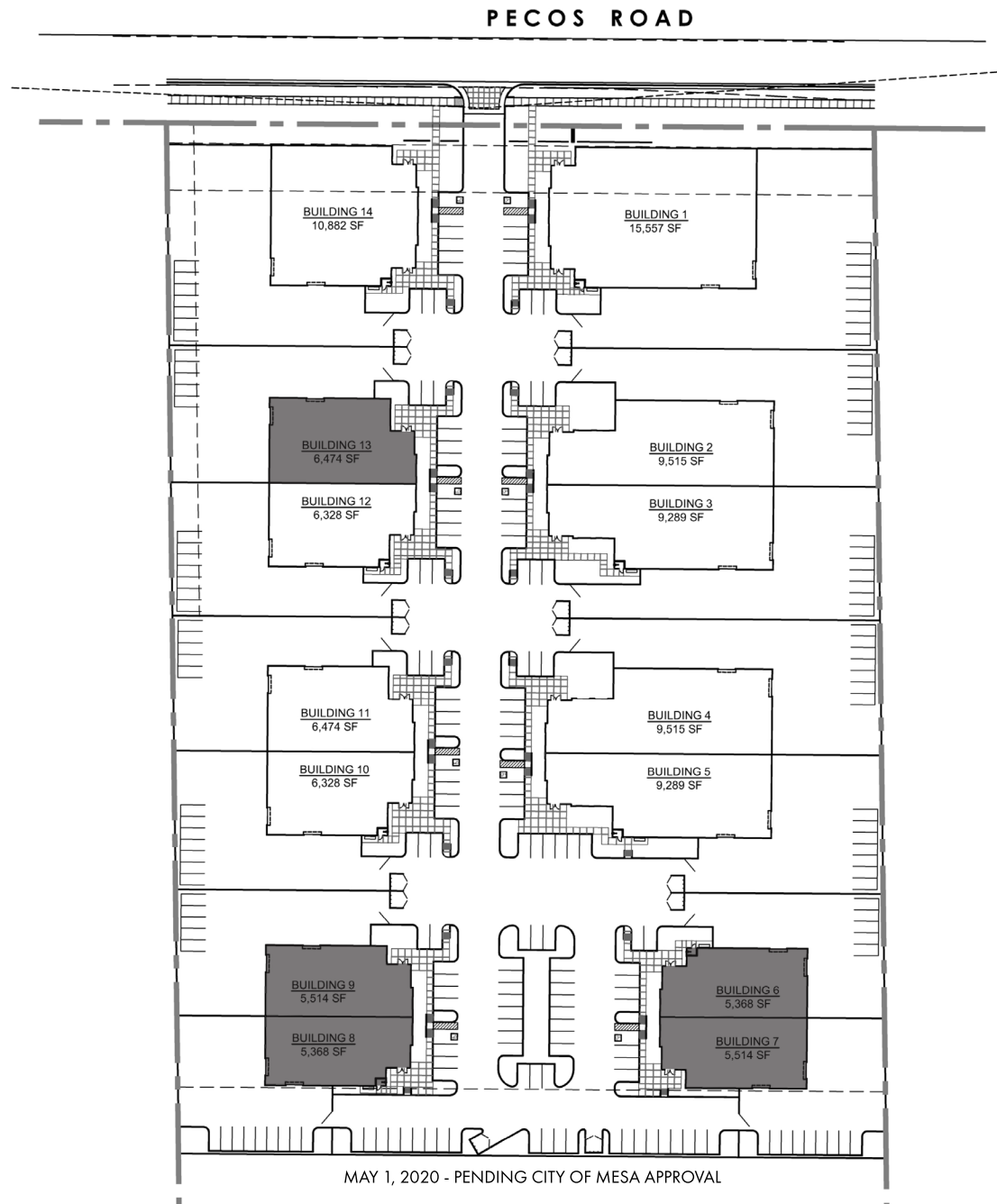
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Building Specs

Building	Square Feet (±)
Building 1	15,557 SF
Building 2	9,515 SF
Building 3	9,289 SF
Building 4	9,515 SF
Building 5	9,289 SF
Building 6	(SOLD) 5,368 SF
Building 7	(SOLD) 5,514 SF
Building 8	(SOLD) 5,368 SF
Building 9	(SOLD) 5,514 SF
Building 10	6,328 SF
Building 11	6,474 SF
Building 12	6,328 SF
Building 13	(SOLD) 6,474 SF
Building 14	10,882 SF
Total	111,415 SF



Unit Pricing

Building	Sale Price
Building 1	\$2,411,335
Building 2	\$1,446,000
Building 3	\$1,412,000
Building 4	\$1,427,000
Building 5	\$1,395,000
Building 6	SOLD
Building 7	SOLD
Building 8	SOLD
Building 9	SOLD
Building 10	\$981,000
Building 11	\$1,005,000
Building 12	\$981,000
Building 13	SOLD
Building 14	\$1,740,000



MESA BY THE NUMBERS

Vitals

YEAR INCORPORATED	1883
ELEVATION	1,255 feet
COST-OF-LIVING INDEX	96.8
ANNUAL AVERAGE RAINFALL	9.29"
AVERAGE TEMPERATURES.....	High 86° Low 58°

POPULATION

Number of Mesa Households

YEAR 2017	2021 PROJECTION
184,163	198,868

Mesa Population Growth

2000-2010	9.8%
2010-2015.....	5.3%
2015-2022 PROJECTED	15.5%

Population 2017

MESA	ARIZONA
493,089	7,031,568

Population Projections 2022

MESA	ARIZONA
534,052	7,539,867

DEMOGRAPHICS

MEDIAN AGE	36
AVERAGE HOUSEHOLD INCOME	\$67,853

EDUCATIONAL ATTAINMENT

Mesa possesses a talented and skilled workforce. Employers will find an abundance of educated adults in close proximity to sites in Mesa. Within a 30-minute drive from Downtown Mesa, there are more than 441,000 professionals (age 25+) with bachelor's degrees or higher.

BACHELOR'S DEGREE	278,939
GRADUATE DEGREE	163,033
ASSOCIATE DEGREE	105,117

(Source: ESRI Community Analyst, 2017)

WORKFORCE AVAILABILITY (Population age 25+)

	MESA 2017	PHX-MESA METRO AREA 2017
Labor Force	326,325	3,109,835
Unemployment Rate	4.1%	4.1%

Source: mesaz.gov

