

PECOS GATEWAY

8743 E. Pecos Rd., Mesa, Arizona
Buildings A, B & C

REDUCED PRICE

FOR LEASE

Spec Suites Available

Pecos Gateway is an exciting new mixed use development totaling 125,895 SF (3 buildings) offering Retail, Office and Industrial Suites for lease. Located in the fast growing area known as Southeast Mesa Gateway. Adjacent to Williams Gateway Airport and Downtown Queen Creek.

FEATURES:

- Pecos Road frontage
- 125,895 SF available-three buildings
- 459,953 SF site
- 293 Parking stalls
- Truckwell & grade level loading
- 18' to 23' clear heights
- M-1 zoning, City of Mesa
- Bldg A- Flex Retail
 - For Lease at \$.90 NNN
- Bldg B and C- General Industrial
 - For Lease at \$.70 NNN

For further information, contact:

Marc Pierce

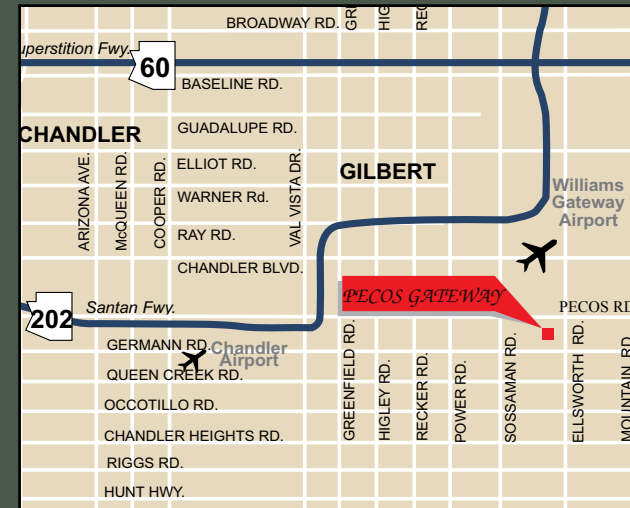
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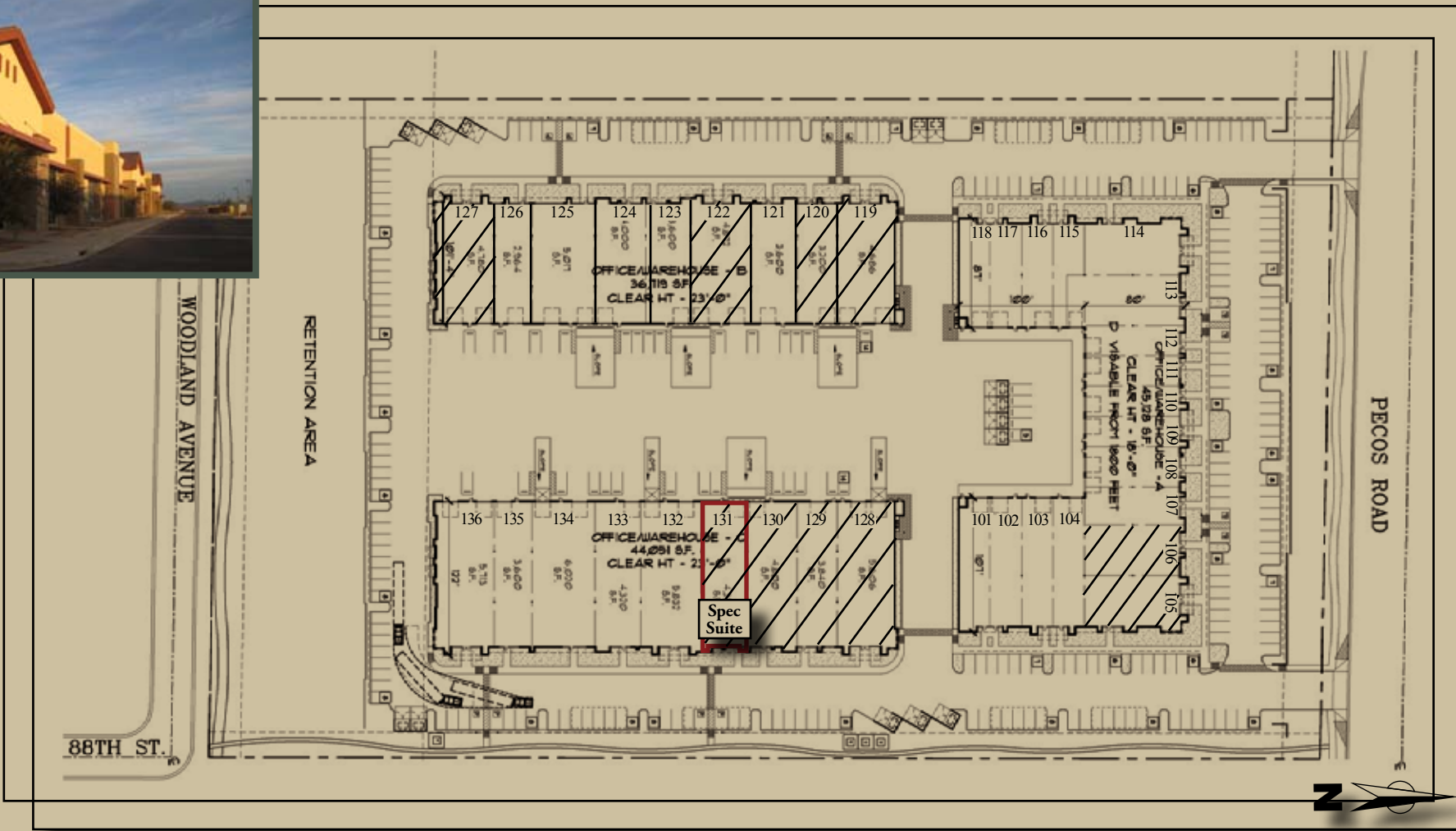
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FOR LEASE

PECOS GATEWAY



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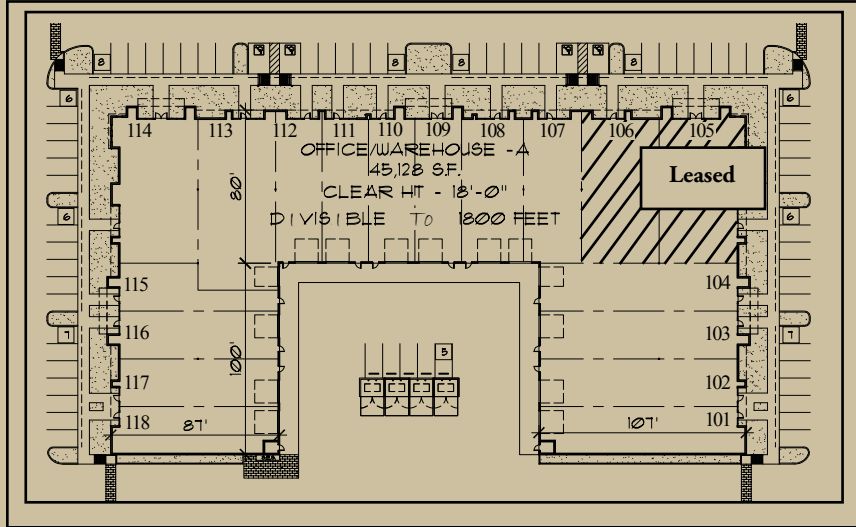
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"No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice."

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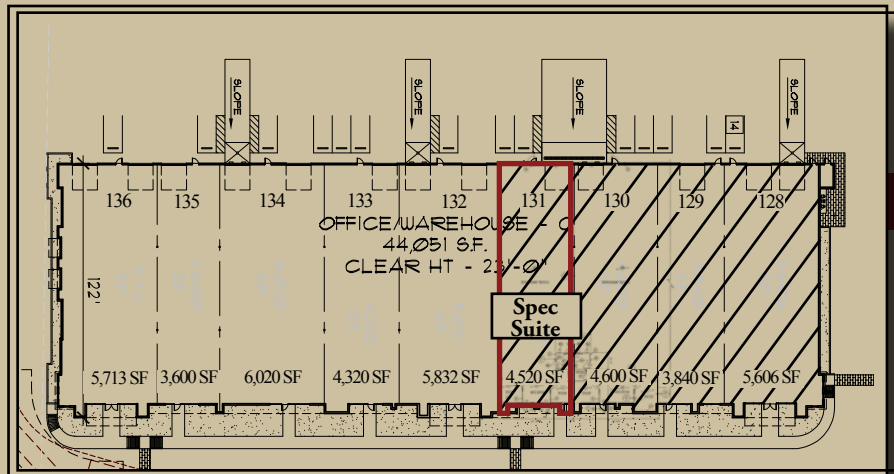
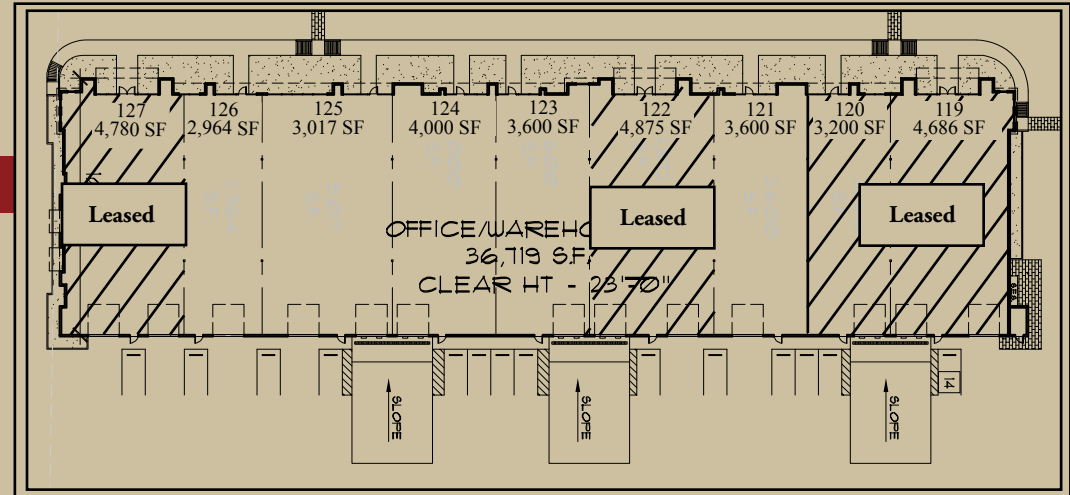
Building A - Flex/Retail

- Building size - 45,252 SF
- Divisible to 1,800 SF
- Grade level loading
- Frontage on Pecos Rd.
- Storefront design
- 18' clear height



Building B - General/Industrial

- Building size - 36,803 SF
- Divisible to 3,600 SF
- Truckwell & grade level loading
- 23' clear height



Building C - General/Industrial

- Building size - 44,051 SF
- Divisible to 4,320 SF
- Truckwell & grade level loading
- 23' clear height
- Spec bays available

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