

LANDING 3

CLASS A INDUSTRIAL PRODUCT
UNMATCHED VISIBILITY ON LOOP 202



7943 E Ray Road, Mesa, AZ 85212

±14,375 SF AVAILABLE
AVAILABLE JUNE 1ST, 2022



CBRE

PROPERTY FEATURES

 ZONED LI (LIGHT INDUSTRIAL)

 VISIBILITY BY ±70,043 VPD ALONG LOOP 202*

**Source: EB & WJB, Maricopa Association of Governments 2019*

WITHIN MESA'S NEW OPPORTUNITY ZONE

ADJACENT TO METRO PHOENIX MESA GATEWAY AIRPORT

- > Five carriers: Allegiant, California Pacific Airlines, Flair Air, Swoop & WestJet
- > Adjacent to ASU PolyTech Campus
- > ±2 miles south of Mesa's Elliot Road Tech Corridor
- > ±1.5 miles west of ±3,200-acre EastMark Master Planned Community (#6 Among Nation's Top Selling Residential Communities)
- > ±1.5 miles east of ± 1 million SF of retail shops/amenities at Gilbert Gateway Towne Center

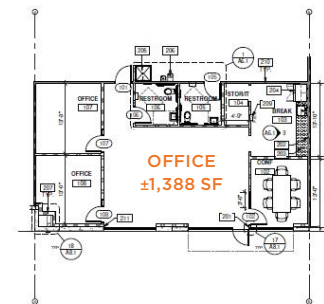


PROPERTY HIGHLIGHTS

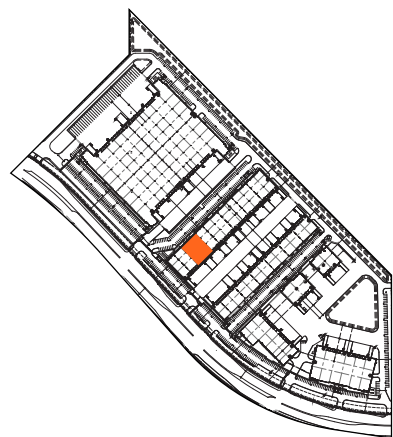
TOTAL PROJECT SIZE	±525,342 SF in 7 buildings
LOCATION	7943 E Ray Road, Mesa AZ
COUNTY	Maricopa County
SIGNAGE	Signage Available
SPRINKLER	ESFR / To-Suit
SITE SIZE	±40.5 AC
ZONE	LI (Light Industrial)
UTILITIES	Water: City of Mesa Sewer: City of Mesa Electrical - SRP
FENCED YARDS	Available

AVAILABLE SPACE LAYOUT

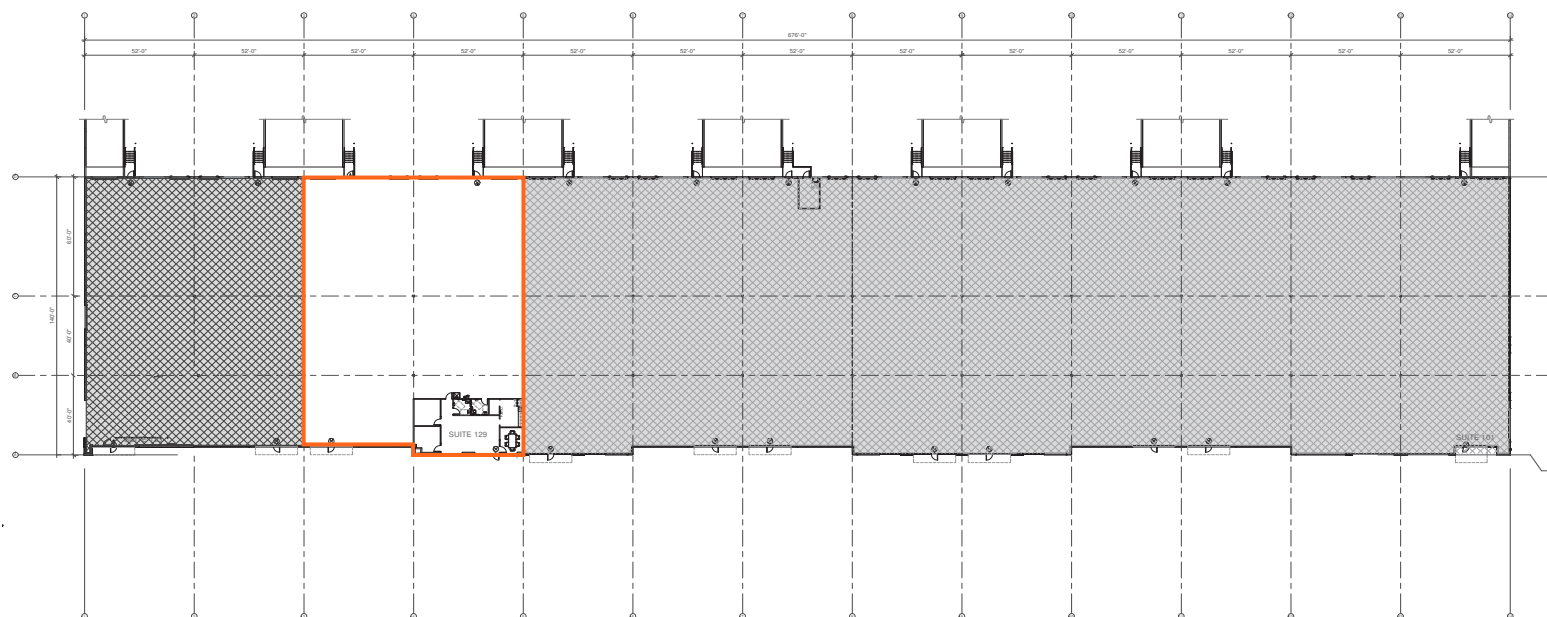
BUILDING 6 - 7943 E RAY RD



SITE LAYOUT



NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE



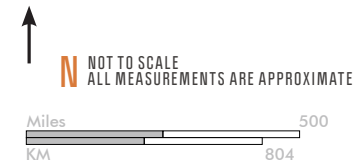
SPECS

ADDRESS	WAREHOUSE	AVAILABILITY	LOADING	OFFICE SF	CLEAR HEIGHT	PARKING	POWER
7943 East Ray Road, Mesa, Arizona, 85212	EVAP Cooling	±14,375 SF	2 Dock High 2 Grade Level	1,388	±30'	1.5/1,000	3,600 amps 277/480v

DRIVE TIME MAP



LANDING 3



WITHIN MESA'S NEW OPPORTUNITY ZONE



ELLSWORTH RD

24

LANDING³

LANDING²⁰²



HAWES RD

8009
249,988 SF

7943
93,122 SF

LANDING⁵

7925
66,082 SF

7853
14,798 SF

7841
12,694 SF

7865
53,716 SF

7827
53,716 SF

RAY RD

202

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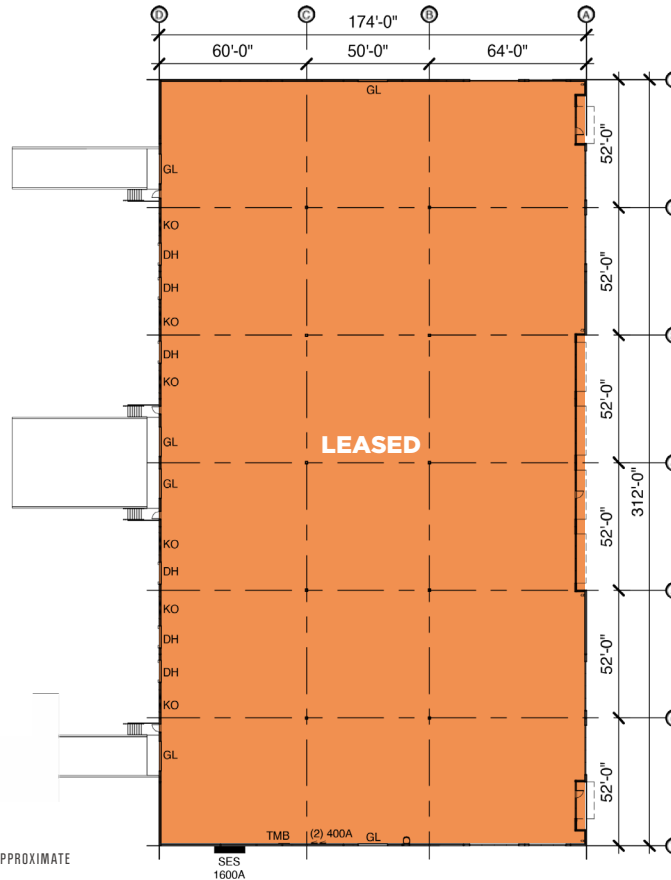


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LANDING³

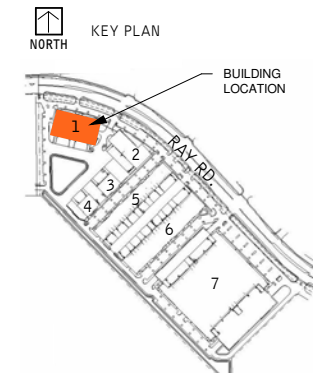
SIZE/ DIVISIBILITY	±53,716 SF
LOADING	6 Dock High 4 Grade Level 2 Side Overhead Door
CLEAR HEIGHT	±24'
PARKING	1.5/1,000
POWER	1,600 amps 277/480v



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7827 East Ray Road
Mesa, Arizona 85212

BUILDING 1



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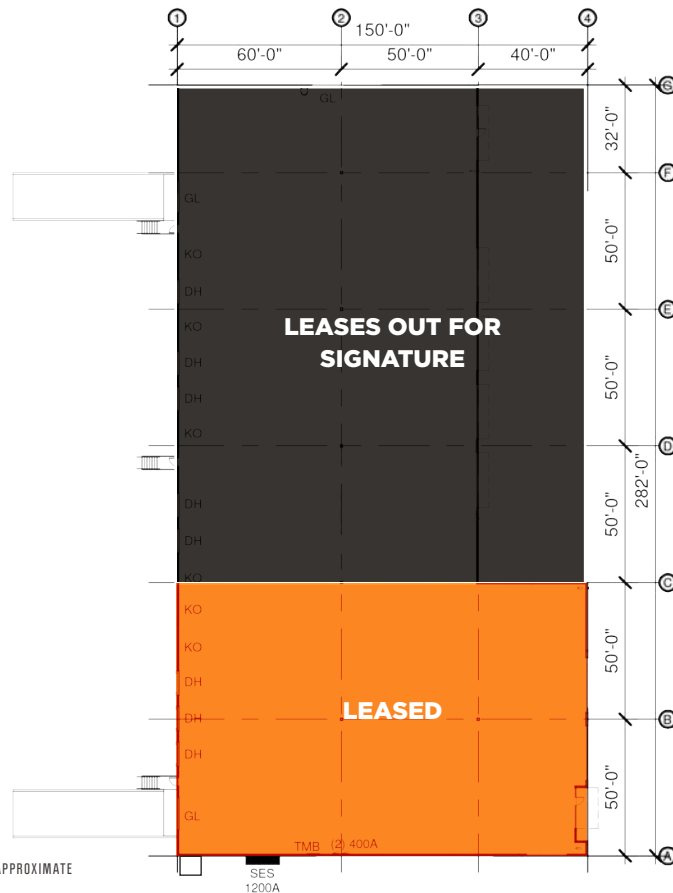


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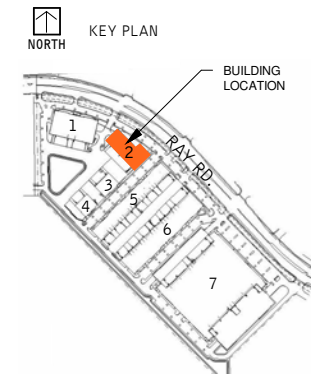
LANDING³

SIZE/ DIVISIBILITY	±34,942 SF
LOADING	8 Dock High 2 Grade Level 1 Side Overhead Door
CLEAR HEIGHT	±24'
PARKING	1.5/1,000
POWER	1,200 amps 277/480v



7865 East Ray Road
Mesa, Arizona 85212

BUILDING 2



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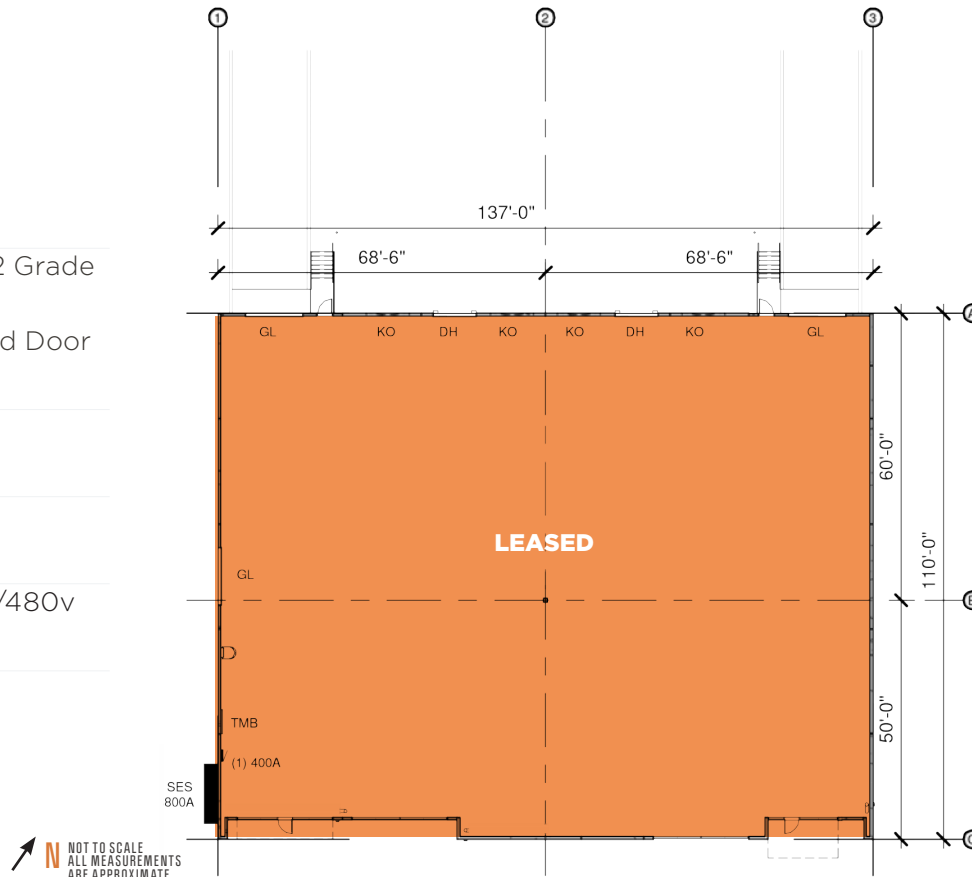


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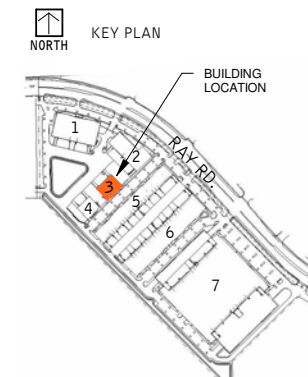
LANDING³

SIZE/ DIVISIBILITY	±14,798 SF
LOADING	2 Dock High 2 Grade Level 1 Side Overhead Door
CLEAR HEIGHT	±20'
PARKING	1.5/1,000
POWER	800 amps 277/480v



7853 East Ray Road
Mesa, Arizona 85212

BUILDING 3



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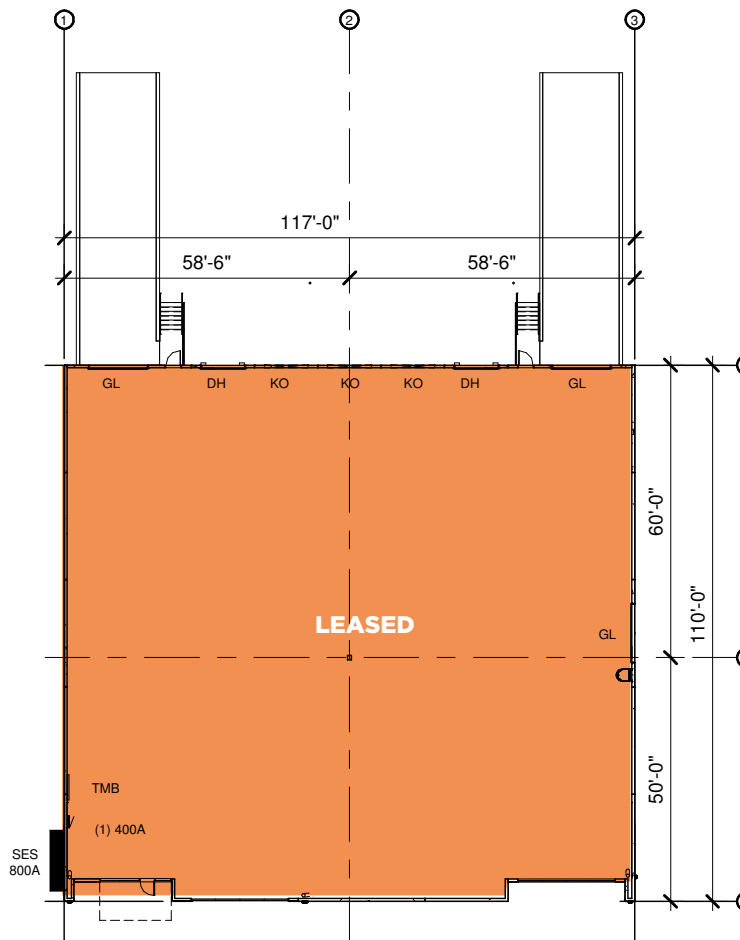
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LANDING³

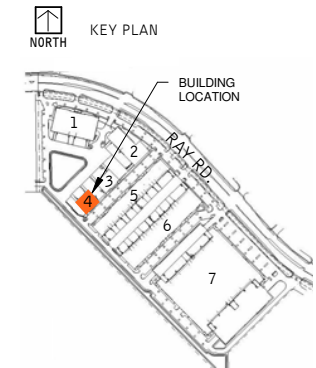
SIZE/ DIVISIBILITY	±12,694 SF
LOADING	2 Dock High 2 Grade Level 1 Side Overhead Door
CLEAR HEIGHT	±20'
PARKING	1.5/1,000
POWER	800 amps 277/480v

NOT TO SCALE
ALL MEASUREMENTS
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7841 East Ray Road
Mesa, Arizona 85212

BUILDING 4



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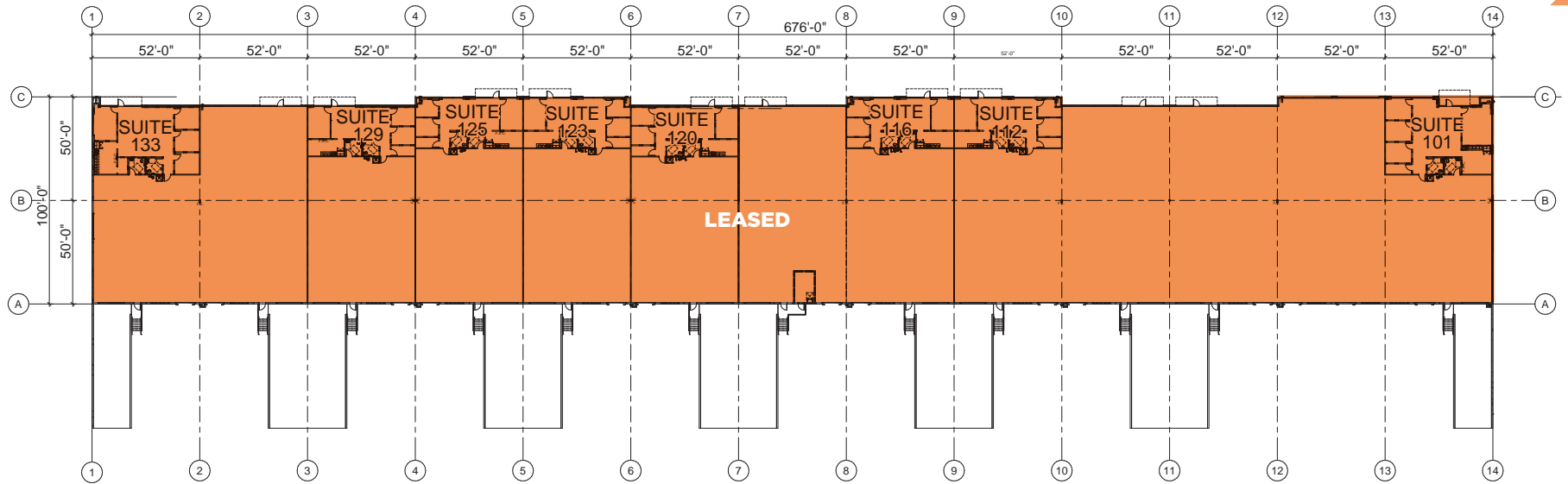
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BUILDING 5



NOT TO SCALE
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SIZE/DIVISIBILITY	LOADING	SPEC SUITES	CLEAR HEIGHT	PARKING	POWER
±66,082 SF	14 Dock High 12 Grade Level 1 Side Overhead Door	8	±24'	TBD	3,600 amps 277/480v

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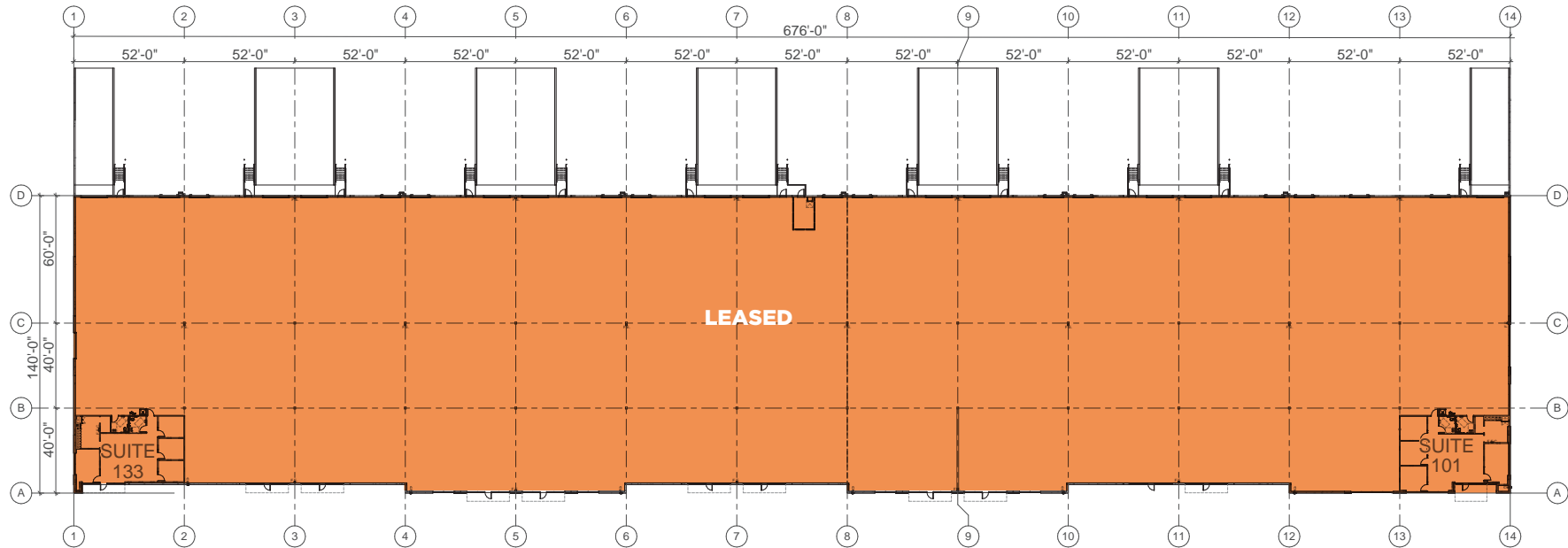
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BUILDING 6



NOT TO SCALE
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SIZE/DIVISIBILITY	LOADING	SPEC SUITES	CLEAR HEIGHT	PARKING	POWER
±93,122 SF	14 Dock High 12 Grade Level 2 1 Side Overhead Door		±30'	TBD	3,600 amps 277/480v

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CBRE

LANDING³

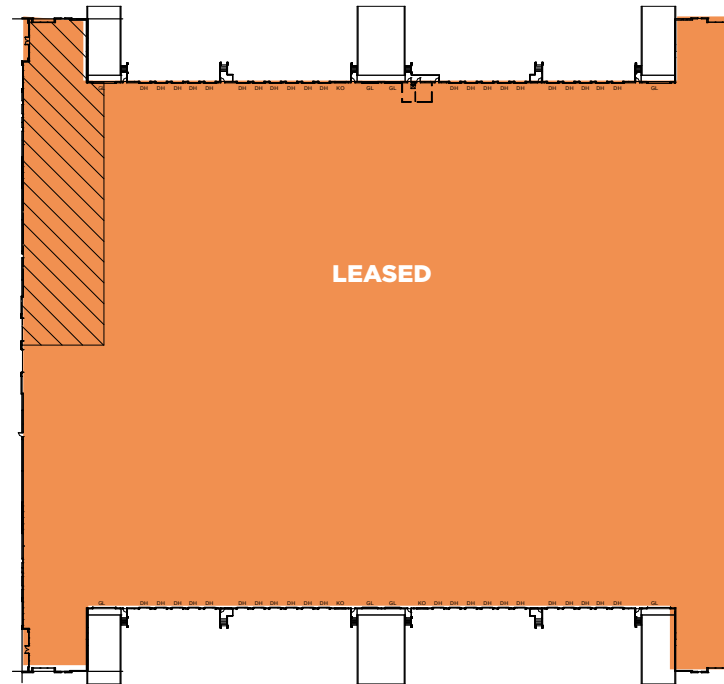
SIZE/
DIVISIBILITY ±249,988 SF

LOADING 43 Dock High | 8
Grade Level
2 Side Overhead
Doors

CLEAR HEIGHT ±36'

PARKING 1.5/1,000

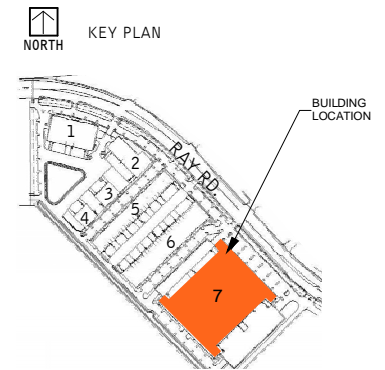
POWER 3,600 amps 277/480v



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8009 East Ray Road
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BUILDING 7



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