

Gateway Interchange Business Park

MESA, ARIZONA

FOR LEASE

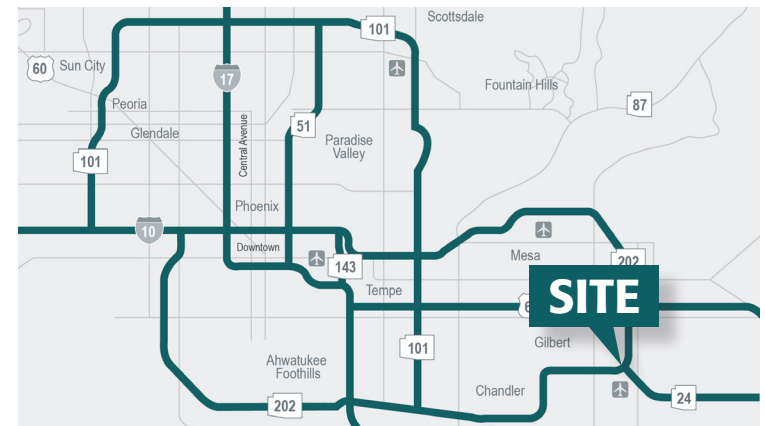


PROPERTY FEATURES

- ±655,400 SF in Seven Buildings
- Space Sizes from 13,440 SF to 180,000 SF
- Abundant 277/480V Power
- Clear Height up to 32'
- Floor Thickness: 7"
- Full Concrete Truck Court
- ESFR Sprinkler Systems
- 60 Mil TPO Roof Membrane
- Located Directly off a Full Diamond Interchange at Loop 202 & Hawes Road
- 2,600' of Loop 202 Frontage
- Easy Access to State Route 24
- 1/2 Mile N. of Mesa Gateway Airport Future Terminal 2
- Near Two Master Planned Communities: Eastmark & Hawes Crossing
- Within a Highly Educated Workforce
- Desirable Rapid Growth Area
- Stable, Professional Ownership (NYSE: EGP)

SHELL INCLUDES

- R-38 Roof Deck Insulation | ■ Painted Interior Walls
- LED Warehouse Lighting | Insulated Loading Doors



DEVELOPED, OWNED & MANAGED BY

EASTGROUP
PROPERTIES
www.eastgroup.net

For more information, please contact:

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MASTER SITE PLAN

P1 PHASE 1

P2 PLANNED PHASE 2 OR P2 POTENTIAL BUILD TO SUIT OPPORTUNITY



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PHASE 1

8341 E. Sebring Ave (Bldg A)

Size:	53,712 SF
Bay Width/Depth:	56' x 160'
Parking:	124 Spaces
Clear Height:	28'
Column Spacing:	56' x 50' with 60' Speed Bay
Divisibility:	17,920 SF
Loading:	13 Dock, 4 Grade
Truck Court:	180' Shared
Power:	2,000 Amps 277/480V

8305 E. Sebring Ave (Bldg B)

Size:	83,371 SF
Bay Width/Depth:	56' x 160' (typ)
Parking:	185 Spaces
Clear Height:	30'
Column Spacing:	56' x 50' with 60' Speed Bay
Divisibility:	14,720 SF
Loading:	27 Dock, 2 Grade
Truck Court:	180' Shared
Power:	3,000 Amps 277/480V

8057 E. Sebring Ave (Bldg F)

Size:	111,893 SF
Bay Width/Depth:	56' x 180' (typ)
Parking:	178 Spaces
Clear Height:	32'
Column Spacing:	56' x 60' (typ)
Divisibility:	25,560 SF
Loading:	31 Dock, 4 Grade
Truck Court:	190' Shared
Power:	3,000 Amps 277/480V

8019 E. Sebring Ave (Bldg G)

Size:	111,893 SF
Bay Width/Depth:	56' x 180' (typ)
Parking:	205 Spaces
Clear Height:	32'
Column Spacing:	56' x 60' (typ)
Divisibility:	25,560 SF
Loading:	31 Dock, 4 Grade
Truck Court:	190' Shared
Power:	3,000 Amps 277/480V

PLANNED PHASE 2

POTENTIAL BUILD TO SUIT OPPORTUNITY

Building C

Size:	179,500 SF
Bay Width/Depth:	56' x 200'
Parking:	293 Spaces
Clear Height:	32'
Column Spacing:	56' x 50' with 60' Speed Bay
Divisibility:	44,800 SF
Loading:	49 Dock, 2 Grade
Truck Court:	190' Shared
Power:	3,600 Amps 277/480V (Expandable)

Building E

Size:	58,000 SF
Bay Width/Depth:	56' x 140' (typ)
Parking:	70 Spaces
Clear Height:	30'
Column Spacing:	56' x 50' (typ)
Divisibility:	13,440 SF
Loading:	17 Dock, 4 Grade
Truck Court:	190' Shared
Power:	3,000 Amps 277/480V

Building D

Size:	58,000 SF
Bay Width/Depth:	56' x 140' (typ)
Parking:	110 Spaces
Clear Height:	30'
Column Spacing:	56' x 50' (typ)
Divisibility:	13,440 SF
Loading:	17 Dock, 4 Grade
Truck Court:	190' Shared
Power:	3,000 Amps 277/480V

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WHY MESA?

- 35TH** LARGEST CITY IN THE U.S., LARGER THAN MIAMI, MINNEAPOLIS, & ATLANTA
- 2ND** MESA METRO IS THE 2ND LARGEST CITY IN PHOENIX AND THE 3RD LARGEST IN ARIZONA
- 1.4M** WORKFORCE POPULATION WITHIN A 30 MINUTE DRIVE

DRIVE TIMES

- 1/2 MILE TO** PHOENIX MESA GATEWAY AIRPORT FUTURE TERMINAL 2
- 27 MILES TO** PHOENIX SKY HARBOR INT. AIRPORT

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AMENITY AREAS



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