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# PALM GATEWAY LOGISTICS CENTER

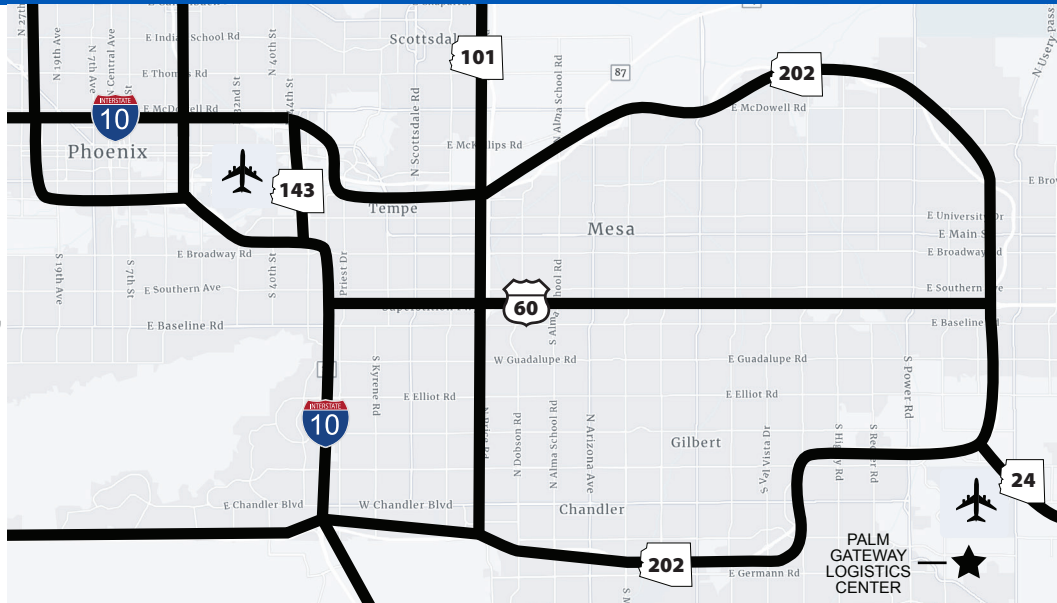
NEC Sossaman & Pecos Rds, Mesa, AZ



±613,056 SF Industrial Park For Lease | Delivery Q4 2023

## A Strategic Location

- Located in the Pecos Advanced Manufacturing Zone (Opportunity Zone)
- Located 2 miles from Phoenix-Mesa Gateway Airport, second largest in Phoenix
- Located 2 miles from SR-202, full diamond interchange
- 2nd phase of SR-24 due to deliver end of 2022



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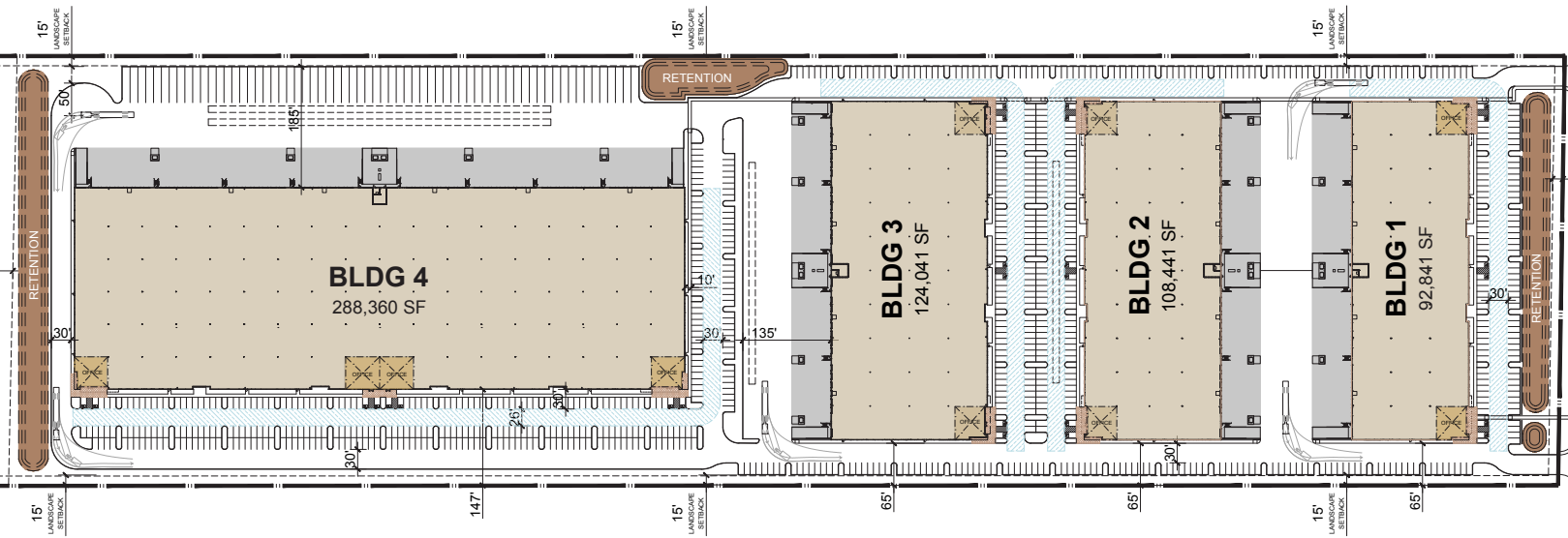
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**4 Building Industrial Park**



BLDG 4	
Size:	288,360 SF
Clear Height:	36'
Column Spacing:	52'x50' 60' Speed Bay
Loading:	56 Dock Doors 4 Drive-Ins
Parking:	354 Auto 66 Trailer
Zoning:	GI
Lighting:	LED
Sprinkler	ESFR

BLDG 3	
Size:	124,041 SF
Clear Height:	32'
Column Spacing:	52'x60' 60' Speed Bay
Loading:	28 Dock Doors 4 Drive-Ins
Parking:	182 Auto
Zoning:	GI
Lighting:	LED
Sprinkler	ESFR

BLDG 2	
Size:	108,441 SF
Clear Height:	32'
Column Spacing:	52'x50' 60' Speed Bay
Loading:	28 Dock Doors 4 Drive-Ins
Parking:	182 Auto
Zoning:	GI
Lighting:	LED
Sprinkler	ESFR

BLDG 1	
Size:	92,841 SF
Clear Height:	28'
Column Spacing:	52'x60' 60' Speed Bay
Loading:	28 Dock Doors 4 Drive-Ins
Parking:	148 Auto
Zoning:	GI
Lighting:	LED
Sprinkler	ESFR



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Workforce  
2.6 Million



Phoenix Population  
5 Million



5th Largest City  
in the U.S.A



17% Growth  
Annual Population



## Area Benefits

- Highly educated and skilled workforce
- Submarket population has nearly doubled in the past ten years
- Phoenix-Mesa Gateway Airport is second largest in Phoenix Metro
- Airport plans to expand to commercial flights
- Large corporate neighbors including Google, Facebook, Amazon, Dexcom & LG

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- Located within the City of Mesa Employment Opportunity Floating Zone and Pecos Advanced Manufacturing Zone.
- City of Mesa Foreign Trade Zone (FTZ) capable. The FTZ reduces or defers tariffs and duties, and can reduce property taxes by as much as 72.7% in perpetuity for qualified users.
- Located near the SRP 69kV transmission line with capacity to deliver redundant dedicated power (20MW or greater).
- Twelve 2-inch fiber conduits span the Pecos Advanced Manufacturing Zone. Multiple fiber providers provide dark and lit fiber services, extensive interconnectivity, and redundancy for high-tech industry needs.



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