



LOGISTICS[®]
PROPERTY
CO

PALM GATEWAY LOGISTICS CENTER

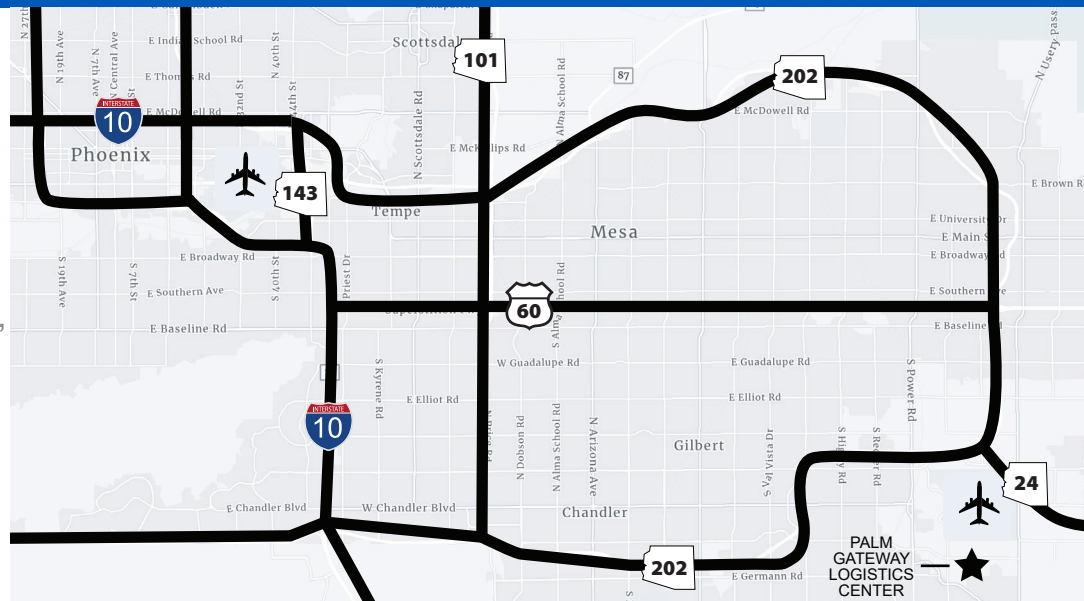
NEC Sossaman & Pecos Rds, Mesa, AZ



±613,056 SF Industrial Park For Lease | Delivery Q1 2024

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



Colliers

2390 E Camelback Rd
Suite 100
Phoenix, AZ 85016
colliers.com/arizona

Paul Sieczkowski

+1 602 410 0232 • paul.sieczkowski@colliers.com

Justin Sieczkowski

+1 480 766 6217 • justin.sieczkowski@colliers.com

Mallory Wayne

+1 480 206 2310 • mallory.wayne@colliers.com

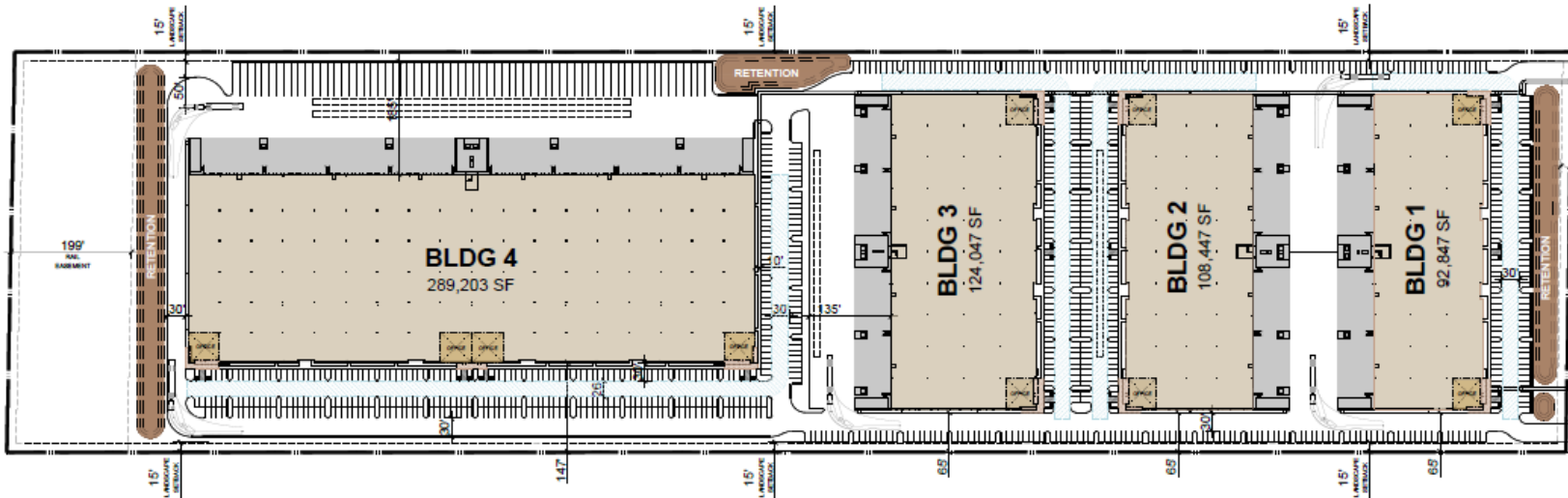


LOGISTICS[®]
PROPERTY
CO

PALM GATEWAY LOGISTICS CENTER

NEC Sossaman & Pecos Rds, Mesa, AZ

4 Building Industrial Park



BLDG 4	
Size:	289,203 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
Building Dimensions:	310' x 936'
Power:	6000 amps
LEED:	Certified

BLDG 3	
Size:	124,047 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
Building Dimensions:	240' x 520'
Power:	3000 amps
LEED:	Certified

BLDG 2	
Size:	108,447 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
Building Dimensions:	210' x 520'
Power:	3000 amps
LEED:	Certified

BLDG 1	
Size:	92,847 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
Building Dimensions:	180' x 520'
Power:	2500 amps
LEED:	Certified



Colliers

2390 E Camelback Rd
Suite 100
Phoenix, AZ 85016
colliers.com/arizona

Paul Sieczkowski

+1 602 410 0232 • paul.sieczkowski@colliers.com

Justin Sieczkowski

+1 480 766 6217 • justin.sieczkowski@colliers.com

Mallory Wayne

+1 480 206 2310 • mallory.wayne@colliers.com



LOGISTICS[®]
PROPERTY
CO

PALM GATEWAY LOGISTICS CENTER

NEC Sossaman & Pecos Rds, Mesa, AZ



Workforce
2.6 Million



Phoenix Population
5 Million



5th Largest City
in the U.S.A



17% Growth
Annual Population



Drive Time Map

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

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2022. All rights reserved.



Colliers

2390 E Camelback Rd
Suite 100
Phoenix, AZ 85016
colliers.com/arizona

Paul Sieczkowski

+1 602 410 0232 • paul.sieczkowski@colliers.com

Justin Sieczkowski

+1 480 766 6217 • justin.sieczkowski@colliers.com

Mallory Wayne

+1 480 206 2310 • mallory.wayne@colliers.com



LOGISTICS[®]
PROPERTY
CO

PALM GATEWAY LOGISTICS CENTER

NEC Sossaman & Pecos Rds, Mesa, AZ



- 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.



Colliers

2390 E Camelback Rd
Suite 100
Phoenix, AZ 85016
colliers.com/arizona

Paul Sieczkowski

+1 602 410 0232 • paul.sieczkowski@colliers.com

Justin Sieczkowski

+1 480 766 6217 • justin.sieczkowski@colliers.com

Mallory Wayne

+1 480 206 2310 • mallory.wayne@colliers.com