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8/11/2026

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Property Name/ Address	Type	Space Use	SF Available	Asking Rent	Listing Company
- Queens Crossing 905 E Queen Creek Rd Chandler, AZ , 85286	Distribution ★★★★☆	Industrial	18,720 - 437,547	Rent Not Disclosed	JLL
- Free-Standing Owner/User Opportun... 8817 E Pecos Rd Mesa, AZ , 85212	Warehouse ★★★★☆	Industrial	24,945	\$22.20/SF NNN/Year	Commercial Properties, Inc.
- 11244 E Pecos Rd Mesa, AZ , 85212	Distribution ★★★★☆	Industrial	23,854	\$22.20/SF NNN/Year	Commercial Properties, Inc.
- Eastpoint Business Center 3191 N Washington St Chandler, AZ , 85225	Warehouse ★★★★☆	Industrial	11,956 - 29,424	\$16.56/SF NNN/Year	CBRE
- Westech Distribution Center 120 E Corporate Pl Chandler, AZ , 85225	Warehouse ★★★★☆	Industrial	14,590 - 29,496	\$15.00/SF NNN/Year	CBRE
- Sossaman Park 202 NWC Loop 202 & Sossaman Rd Mesa, AZ , 85212	Warehouse ★★★★☆	Industrial	20,000 - 1,324,520	Rent Not Disclosed	JLL
- Palm Gateway Logistics Center NEC Sossaman & Pecos Rd Mesa, AZ , 85212	Distribution ★★★★☆	Industrial	18,500 - 293,376	Rent Not Disclosed	Lee & Associates
- Power Gateway 202 4521 E Warner Rd Gilbert, AZ , 85296	Warehouse ★★★★☆	Industrial	16,228 - 81,390	Rent Not Disclosed	CBRE
- Midway Commerce Center Germann & Hamilton St Chandler, AZ , 85286	Warehouse	Industrial	13,058 - 112,225	Rent Not Disclosed	Lee & Associates
- Gateway Technology Commerce Cen... 7535 E Ray Rd Mesa, AZ , 85212	Warehouse ★★★★☆	Industrial	13,496 - 27,172	Rent Not Disclosed	CBRE, Lee & Associates
- Cityview Germann - Phase I 9516 E Germann Rd Mesa, AZ , 85212	Warehouse ★★★★☆	Industrial	17,000 - 455,204	\$17.40/SF IG/Year	Lee & Associates
- Chandler Bay E Germann Rd Chandler, AZ , 85286	Warehouse ★★★★☆	Industrial	110,481	\$17.40/SF NNN/Year	Lee & Associates
- Building A 6459 S Sossaman Rd Mesa, AZ , 85212	Warehouse ★★★★☆	Industrial	19,703 - 44,244	Rent Not Disclosed	CBRE
- Building B 6531 S Sossaman Rd Mesa, AZ , 85212	Warehouse ★★★★☆	Industrial	6,654 - 41,527	Rent Not Disclosed	CBRE
- 1171 N Fiesta Blvd Gilbert, AZ , 85233	Warehouse ★★★★☆	Industrial	23,472	Rent Not Disclosed	JLL
- CityView Pecos 7815 E Pecos Rd Mesa, AZ , 85212	Warehouse ★★★★☆	Industrial	14,000 - 329,933	Rent Not Disclosed	Lee & Associates
- Building D Phase 1 7730 E Pecos Rd Mesa, AZ , 85212	Distribution ★★★★☆	Industrial	81,212	Rent Not Disclosed	CBRE
- Sossaman Business Campus 3327 S Sossaman Rd Mesa, AZ , 85212	Distribution	Industrial	23,800 - 330,492	Rent Not Disclosed	JLL
- Chandler Airpark Technology Cente... SWC Gilbert Rd Chandler, AZ , 85286	Distribution ★★★★☆	Industrial	18,042 - 60,037	Rent Not Disclosed	JLL



Property Name/ Address	Type	Space Use	SF Available	Asking Rent	Listing Company
- Superstition Commerce Park 4008 S Signal Butte Rd Mesa, AZ , 85212	Distribution ★★★★☆	Industrial	20,000 - 660,408	Rent Not Disclosed	JLL
- Elliot Mesa Commerce Center E of NEC Elliot Rd & Power Rd Mesa, AZ , 85212	Warehouse ★★★★☆	Industrial	21,000 - 407,844	Rent Not Disclosed	CBRE
- Pursuit Park - Phase I NWC Elliot Rd & Signal Butte Rd Mesa, AZ , 85212	Warehouse ★★★★☆	Industrial	25,000 - 554,529	Rent Not Disclosed	Lee & Associates
- Eastmark 3856 S Everton Ter Mesa, AZ , 85212	Distribution ★★★★☆	Industrial	20,000 - 819,511	Rent Not Disclosed	JLL
- Brickyards on Ellsworth - Bldg 2 SEC Ellsworth Road & Pecos Rd Mesa, AZ , 85212	Industrial ★★★★☆	Industrial	24,492	Rent Not Disclosed	CBRE
- Gateway Interchange Business Park NWC of Hawes & 202 Mesa, AZ , 85212	Distribution	Industrial	9,000 - 469,649	Rent Not Disclosed	JLL
- Germann Commerce Center Germann Rd & Signal Butte Rd Queen Creek, AZ , 85142	Warehouse	Industrial	14,560 - 286,735	Rent Not Disclosed	Lee & Associates
- Warner Commons Commerce Center 4290 E Warner Rd Gilbert, AZ , 85296	Warehouse ★★★★☆	Industrial	31,933	Rent Not Disclosed	Lee & Associates
- Power Industrial-Building 3 7035 E Pecos Rd Mesa, AZ , 85142	Distribution ★★★★☆	Industrial	175,035	Rent Not Disclosed	CBRE
- Elliot Tech Center NWC Signal Butte & Elliot Rd Mesa, AZ , 85212	Distribution ★★★★☆	Industrial	24,726	Rent Not Disclosed	Lee & Associates
- Hub at 202 7524 E Warner Rd Mesa, AZ , 85212	Warehouse	Industrial	25,000 - 902,170	Rent Not Disclosed	Lee & Associates
- Building A 2650 S Gilbert Rd Chandler, AZ , 85286	Warehouse ★★★★☆	Industrial	25,000 - 49,980	Rent Not Disclosed	JLL



905 E Queen Creek Rd • Queens Crossing



18,720 - 437,547 SF • For Lease • Industrial • Chandler Airport Submarket • Chandler, AZ 85286

Listing Details

Available Size	18,720 - 437,547 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Multiple
Time On Market	4 Years 2 Months



Property Overview

Discover Queens Crossing, 432,098 square feet, a state-of-the-art industrial development for lease in Chandler, Arizona. 2950 S McQueen Road is 92,367 square feet, divisible into 17,720-square-foot spaces. 800 E Queen Creek Road is 171,987 square feet, divisible into 43,200-square-foot spaces. 850 E Queen Creek Road is 167,744 square feet, divisible into 42,120-square-foot spaces. Queens Crossing offers fully air-conditioned turnkey industrial space with private secured yard space, heavy parking, and heavy power capacity, offering the modern logistics infrastructure needed to support distribution, manufacturing, and high-power industrial users.

Queens Crossing is strategically located with access to Interstate 10, Route 60, Loop 101, and Loop 202, as well as proximity to Phoenix Sky Harbor International Airport, providing strong connectivity to major regional markets, including California, Nevada, and Mexico. The site benefits from its proximity to over 5 million residents, who create a 51.3% college-educated workforce. The project's easily accessible location makes it an ideal opportunity for businesses seeking scalable warehouse space, superior truck access, and institutional-quality construction in Southeast Phoenix.

Building Details

Primary Property Type	Industrial	Ceiling Height	32'
Secondary Type	Distribution	Columns	60'w x 60'd
CoStar Rating	★★★★☆	Docks	29 ext
Building Class	A	Drive Ins	6 tot.
Year Built	Sep 2025	Levelators	None
Building Size	437,547 SF	Sprinklers	ESFR

Leasing Highlights

- Premier three-building industrial infill space in Chandler with private concrete truck courts, high power, and modern warehouse design.
- Flexible layouts with dock high loading, grade-level doors, and 31' to 32' clear heights, suitable for logistics, warehousing, and manufacturing use.
- Zoned for a light industrial use in a high-barrier market with access to a skilled labor pool from nearby educational institutions ASU and CGCC.
- Strategic location near Loop 202, Santan Freeway, with access to I-10, US 60, Loop 101, and Sky Harbor Airport for enhanced connectivity.

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
2950 S McQueen Rd • A	E 1st	Industrial	Direct	18,720 - 94,072	94,072	94,072	Not Disclosed	Immediately	Negotiable



905 E Queen Creek Rd • Queens Crossing



18,720 - 437,547 SF • For Lease • Industrial • Chandler Airport Submarket • Chandler, AZ 85286

Available Spaces (Continued)

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
2950 S McQueen Road includes 3,270 square feet of office space, a 1.5-acre secured yard, and a 31-foot clear height. The property is equipped with 3,000 amps of power, six 12-foot by 14-foot grade-level doors, and 24 9-foot-by-10-foot dock-high doors, 115 automobile parking stalls, and 52-foot by 60-foot column spacing.									

Contacts

Leasing Company

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8817 E Pecos Rd • Small-Medium Bay Owner/User Opportunity



24,945 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	24,945 SF
Asking Rent	\$22.20/SF/year
Total Asking Rent	\$553,779/year
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 1 Month



Property Overview

8817 E Pecos Rd is a newly constructed, Class A industrial facility designed to deliver maximum functionality, efficiency, and operational flexibility for modern industrial users. Positioned directly along E Pecos Rd with strong visibility and seamless connectivity to Loop 202, the property combines a highly functional site layout with contemporary architectural quality and thoughtful workflow design. The building features a secured private yard, multiple grade-level entry points, truckwell loading, and heavy power capacity, creating a versatile operating environment suitable for manufacturing, assembly, logistics, and aviation-adjacent uses. Inside, the professionally built office area provides a bright and efficient workspace with private offices and collaborative zones, while the fully conditioned warehouse enhances productivity and comfort for teams working year-round. The overall layout emphasizes smooth internal circulation, efficient loading operations, and a seamless connection between office and warehouse functions. Situated within Mesa's rapidly expanding Southeast Valley, the property benefits from proximity to major economic drivers including Phoenix-Mesa Gateway Airport, ASU Polytechnic, and an ecosystem of growing aerospace, technology, and advanced-manufacturing operations. This combination of modern construction, strategic positioning, and functional adaptability makes 8817 E Pecos Rd an ideal setting for industrial users seeking a high-performance operational base in one of the region's most dynamic business environments.

Building Details

Primary Property Type	Industrial	Building Size	24,945 SF
Secondary Type	Warehouse	Docks	1 ext
CoStar Rating	★★★★☆	Drive Ins	3 tot./12' w x 14' h
Building Class	A	Levelators	None
Year Built	2026	Sprinklers	Wet

Leasing Highlights

- Fully conditioned warehouse environment enhancing tenant comfort and performance
- Excellent circulation and dedicated loading areas improving logistical efficiency
- Surrounded by national-level corporate investment driving long-term industrial demand
- Professional office layout with adaptable configurations for blended operations
- Immediate connectivity to airport and freeway networks strengthening distribution reach

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	24,945	24,945	24,945	\$22.20 NNN	Immediately	Negotiable

Reception, 2 Offices, Conference Room, Bull Pen, Break Room, 2 Restrooms Move-In Ready Private Fenced Yard Full HVAC 480 V Power Available Truckwell Class A SPEC Office Frontage on Pecos Rd Ample Parking



8817 E Pecos Rd • Small-Medium Bay Owner/User Opportunity



24,945 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Contacts

Leasing Company

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11244 E Pecos Rd



23,854 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	23,854 SF
Asking Rent	\$22.20/SF/year
Total Asking Rent	\$529,559/year
Service Type	Triple Net
Occupancy	Feb 2027
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 1 Month



Property Overview

1 Conference Room, 1 Breakroom, Bullpen

Building Details

Primary Property Type	Industrial	Building Size	23,854 SF
Secondary Type	Distribution	Docks	1 ext
CoStar Rating	★ ★ ★ ★ ☆	Drive Ins	3 tot./12' w x 14' h
Building Class	B	Levelators	None
Year Built	Mar 2026	Sprinklers	Yes

Leasing Highlights

- 1 Conference Room, 1 Breakroom, Bullpen

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	23,854	23,854	23,854	\$22.20 NNN	Feb 2027	Negotiable

Private Fenced yard, Fully HVAC, 480V Power, Reception, 2 Offices, 2 Restrooms, 1 Conference Room, 1 Breakroom, Bullpen

Contacts

Leasing Company



11244 E Pecos Rd



23,854 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Contacts (Continued)

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3191 N Washington St • Eastpoint Business Center



11,956 - 29,424 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Chandler, AZ 85225

Listing Details

Available Size	11,956 - 29,424 SF
Asking Rent	\$16.56/SF/year
Total Asking Rent	\$197,991 - 289,270/year
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Months 21 Days



Building Details

Primary Property Type	Industrial	Ceiling Height	22'
Secondary Type	Warehouse	Cranes	None
CoStar Rating	★ ★ ★ ☆ ☆	Docks	7 ext
Building Class	B	Drive Ins	7 tot./10' w x 12' h
Year Built	1997	Parking	256 Spaces
Renovated	2012	Levelators	7 ext
Building Size	77,528 SF	Sprinklers	Wet

Leasing Highlights

- 22' Clear height
- Skylights
- New exterior paint
- Fully sprinklered

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	5-6	Industrial	Direct	17,468	29,424	29,424	\$16.56 NNN	Immediately	Negotiable
• Suite 5/6: ±17,468 SF • ±3,812 SF office • 1 truck well • 1 grade level loading door • Evap cooled warehouse • Power: 600 amps 277/480v • Contiguous to 40,393 SF									
P 1st	8	Industrial	Direct	11,956	29,424	29,424	\$16.56 NNN	Immediately	Negotiable
• ±1,741 SF office • 1 truck well • 1 grade level loading door • Evap cooled warehouse • Power: 400 amps 277/480v • Contiguous to 40,939 SF									



3191 N Washington St • Eastpoint Business Center



11,956 - 29,424 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Chandler, AZ 85225

Contacts

Leasing Company

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120 E Corporate Pl • Westech Distribution Center

14,590 - 29,496 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Chandler, AZ 85225



Listing Details

Available Size	14,590 - 29,496 SF
Asking Rent	\$15.00/SF/year
Total Asking Rent	\$218,850 - 223,590/year
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 3 Months



Property Overview

The property features secure electric-gated truck courts, 386 parking spaces, and convenient loading with 10' x 10' truckwell doors and 12' x 14' grade-level doors. Located minutes from major arterials including Loop 202, I-10, and US-60, tenants benefit from streamlined regional access. Chandler's dynamic industrial market and proximity to Phoenix's metro workforce make this an ideal hub for distribution, manufacturing, or flex operations.

Building Details

Primary Property Type	Industrial	Cranes	None
Secondary Type	Warehouse	Docks	20 ext
CoStar Rating	★ ★ ★ ☆ ☆	Drive Ins	18 tot./12' w x 14' h
Building Class	A	Parking	386 Spaces
Year Built	2008	Floor Thickness	5"
Building Size	145,511 SF	Levelators	None
Ceiling Height	24'	Sprinklers	ESFR
Columns	40'w x 40'd		

Leasing Highlights

- 40' x 40' column spacing
- Up to 1,400 amps, 277/480V available
- 10' x 10' truckwell doors
- K25 ESFR sprinklers
- 24' clear height
- 128' 5" truck court with electric security gates

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	10	Industrial	Direct	14,590	29,496	29,496	\$15.00 NNN	Immediately	Negotiable
±2,777 SF office 3 grade doors 2 truckwells Evap cooled warehouse Available Immediately Contiguous to 24,946 SF									
P 1st	8	Industrial	Direct	14,906	29,496	29,496	\$15.00 NNN	Immediately	Negotiable



120 E Corporate Pl • Westech Distribution Center



14,590 - 29,496 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Chandler, AZ 85225

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
2,790 SF office									
2 grade doors									
2 truck wells									
EVAP warehouse									
Contiguous to 24,946 SF									

Contacts

Leasing Company

CBRE 2575 E Camelback Rd, Suite 500 Phoenix, AZ 85016 USA (602) 735-5555 www.cbre.com/	Evan Koplan, SIOR, CCIM Executive Vice President	Evan.Koplan@cbre.com	(602) 614-9462
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NWC Loop 202 & Sossaman Rd • Sossaman Park 202



20,000 - 1,324,520 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	20,000 - 1,324,520 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 8 Months



Property Overview

Welcome to Sossaman Park 202

An innovative eight-building industrial park located on the northwest corner of the Loop 202 and Sossaman Road in Mesa, Arizona. Offering an approximate total of 1,552,396 square feet, the park is a testament to high-quality commercial real estate construction, offering a range of building sizes and amenities tailored to meet your business's unique requirements.

Enjoy exceptional freeway visibility and unrivaled access to the Loop 202 right from the heart of Mesa, one of the country's fastest-growing cities. The Phase I of the project is shell complete and ready for occupancy, featuring state-of-the-art buildings with clear height of approximately 32 feet, spacious loading docks, ample auto parking, and powerful electrical provisions. With zoning, impeccable safety standards, and plans for future phases, Sossaman Park 202 establishes itself as a prime business opportunity located in a thriving, strategic location awaiting your enterprise's growth and innovation.

Building Details

Primary Property Type	Industrial	Docks	39 ext
Secondary Type	Warehouse	Drive Ins	4 tot.
CoStar Rating	★★★★☆	Parking	1184 Spaces
Building Class	A	Levelators	None
Building Size	1,324,520 SF	Sprinklers	ESFR
Ceiling Height	32'		

Leasing Highlights

- Ample auto parking

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
4732 S Sossaman Rd • Building 1	P 1st	Industrial	Direct	20,000 - 159,047	159,047	159,047	Not Disclosed	Immediately	Negotiable
ESFR Sprinkler System									
4638 S. Sossaman Rd • Building 5	E 1st	Industrial	Direct	20,000 - 182,607	182,607	182,607	Not Disclosed	Immediately	Negotiable
4702 S. Sossaman Rd • Building 4	E 1st	Industrial	Direct	20,000 - 130,495	130,495	130,495	Not Disclosed	Immediately	Negotiable



NWC Loop 202 & Sossaman Rd • Sossaman Park 202



20,000 - 1,324,520 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Available Spaces (Continued)

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
Fantastic Loop 202 Freeway Frontage Zoning: LI with PAD, City of Mesa Roof: Hybridized Deck System									
4724 S. Sossaman Rd • Building 3	E 1st	Industrial	Direct	20,000 - 199,132	199,132	199,132	Not Dis-closed	Immediately	Negotiable
ESFR Sprinkler System									
4728 S. Sossaman Rd • Building 2	E 1st	Industrial	Direct	20,000 - 159,047	159,047	159,047	Not Dis-closed	Immediately	Negotiable
Fantastic Loop 202 Freeway Frontage Zoning: LI with PAD, City of Mesa Roof: Hybridized Deck System									

Contacts

Leasing Company

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NEC Sossaman & Pecos Rd • Palm Gateway Logistics Center



18,500 - 293,376 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	18,500 - 293,376 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 6 Months



Property Overview

Abundant skilled labor in immediate area

- Distance to Phoenix Mesa Gateway Airport: 2.0 miles
- Natural Gas Available
- Building depth: 180' to 310

Building Details

Primary Property Type	Industrial	Columns	52'w x 60'd
Secondary Type	Distribution	Docks	28 ext
CoStar Rating	★★★★☆	Drive Ins	4 tot.
Building Class	A	Parking	932 Spaces
Year Built	Jul 2024	Levelators	None
Building Size	615,599 SF	Sprinklers	ESFR
Ceiling Height	28'		

Leasing Highlights

- • Natural Gas Available

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
8130 E Pecos Rd • Building 1	E 1st	Bldg 1	Industrial	Direct	18,500 - 93,118	93,118	93,118	Not Dis-closed	Immediately	Nego-tiable

Building 1 of the Palm Gateway Logistics Center offers 92,841 SF divisible down to 18,500 SF with 28 dock doors, 4 drive-ins, a 28' clear height, LED lighting, ESFR sprinklers, 2,500 Amps of heavy power, and 148 auto stalls. 1,850 SF spec suite, demising wall can be installed in 3-4 weeks. Call for additional property and leasing details.

8134 E Pecos Rd • Building 2	P 1st	Bldg 2	Industrial	Direct	26,928 - 75,949	75,949	75,949	Not Dis-closed	Immediately	Nego-tiable
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Building 2 of the Palm Gateway Logistics Center offers 75,949 SF divisible down to 26,928 SF with 28 dock doors, 4 drive-ins, a 32' clear height, LED lighting, ESFR sprinklers, 3,000 Amps of heavy power, and 182 auto stalls. Call for additional property and leasing details.



Contacts

Leasing Company

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	Jack Sims Principal	jsims@leearizona.com	(602) 618-9245



4521 E Warner Rd • Power Gateway 202



16,228 - 81,390 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Gilbert, AZ 85296

Listing Details

Available Size	16,228 - 81,390 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 3 Months



Property Overview

Building Features:

- Can accommodate +/-16,966 sf to full building tenants with office/showroom
- +/- 28' - +/- 32' clear warehouse ceiling
- 100% AC
- Dock high & grade level loading doors
- Fully fenced, secure concrete truck court
- Ready and available 3,166 sf spec office suite in Building C
- Building sign opportunities available!
- Ample power to support manufacturing
- Silver Leed Certified Building

Available for immediate occupancy

Approx. 80 restaurants within a 2 mile radius for employees.

Building Details

Primary Property Type	Industrial	Building Size	266,382 SF
Secondary Type	Warehouse	Ceiling Height	32'
CoStar Rating	★★★★☆	Drive Ins	None
Building Class	A	Levelators	None
Year Built	Sep 2023		

Leasing Highlights

- 1/2 Mile to Full Diamond Interchange at Loop 202 San Tan Freeway & Power Road

Financials

	2023	Per SF
Revenue		
Expenses		
Operating Expenses	\$0.09	-
Taxes	\$0.12	-
Total Expenses	\$0.21	-



4521 E Warner Rd • Power Gateway 202



16,228 - 81,390 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Gilbert, AZ 85296

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
4527 E Warner Rd	P 1st	Industrial	Direct	20,892 - 64,424	64,424	64,424	Not Disclosed	Immediately	Negotiable

3,000 Amps 277/480 v SES

Contacts

Leasing Company

CBRE 2575 E Camelback Rd, Suite 500 Phoenix, AZ 85016 USA (602) 735-5555 www.cbre.com/	Mike Parker Executive Vice President	mike.parker6@cbre.com	(602) 614-7877
	Evan Koplan, SIOR, CCIM Executive Vice President	Evan.Koplan@cbre.com	(602) 614-9462



Germann & Hamilton St • Midway Commerce Center

13,058 - 112,225 SF • For Lease • Industrial • Chandler Airport Submarket • Chandler, AZ 85286

Listing Details

Available Size	13,058 - 112,225 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 4 Months



Property Overview

EV CHARGING STATIONS
ADJACENT TO OFFICE
ENTRIES

Building Details

Primary Property Type	Industrial	Docks	23 ext
Secondary Type	Warehouse	Drive Ins	4 tot.
Building Class	B	Parking	354 Spaces
Year Built	Mar 2024	Levelators	None
Building Size	292,929 SF	Sprinklers	ESFR
Ceiling Height	32'		

Leasing Highlights

- ESFR Sprinklers

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
1835 S Hamilton St • Building C	P 1st	Industrial	Direct	13,058 - 39,849	39,849	39,849	Not Disclosed	Immediately	Negotiable
This 118,142 SF industrial space will offer 23 dock doors, 4 ramp doors, a 32' clear height, ESFR Sprinklers, 3,000 Amps 480V 3 Phase power, PAD LI zoning for light industrial, 354 parking spaces in the entire Midway Commerce Center, EV charging stations, and more. Call for additional details & inquiries, thanks.									
1905 S Hamilton St • Building B	P 1st	Industrial	Direct	24,157 - 48,194	48,194	48,194	Not Disclosed	Immediately	Negotiable
This 108,596 SF industrial space will offer 22 dock doors, 4 ramp doors, a 32' clear height, ESFR Sprinklers, 3,000 Amps 480V 3 Phase power, PAD LI zoning for light industrial, 354 parking spaces in the entire Midway Commerce Center, EV charging stations, and more. Call for additional details & inquiries, thanks.									
1975 S Hamilton St • Building A	P 1st	Industrial	Direct	16,000 - 24,182	24,182	24,182	Not Disclosed	Immediately	Negotiable
This 75,256 SF industrial space will offer 23 dock doors, 4 ramp doors, a 32' clear height, ESFR Sprinklers, 3,000 Amps 480V 3 Phase power, PAD LI zoning for light industrial, 354 parking spaces in the entire Midway Commerce Center, EV charging stations, and more. Call for additional details & inquiries, thanks.									



Germann & Hamilton St • Midway Commerce Center

13,058 - 112,225 SF • For Lease • Industrial • Chandler Airport Submarket • Chandler, AZ 85286

Contacts

Leasing Company

Lee & Associates 5090 N 40th St, Suite 300 Phoenix, AZ 85018 USA (602) 956-7777 www.lee-associates.com/	Ken McQueen Principal - Industrial	kmcqueen@leearizona.com	(602) 920-6042
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	Blake Peters Industrial Sales Assistant	bpeters@leearizona.com	(602) 619-3970
	Jack Sims Principal	jsims@leearizona.com	(602) 618-9245



7535 E Ray Rd • Gateway Technology Commerce Center



13,496 - 27,172 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	13,496 - 27,172 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 3 Months



Building Details

Primary Property Type	Industrial	Ceiling Height	24'
Secondary Type	Warehouse	Docks	9 ext
CoStar Rating	★★★★☆	Drive Ins	9 tot./12' w x 14' h
Building Class	B	Levelators	9 ext
Year Built	2019	Sprinklers	ESFR
Building Size	138,914 SF		

Leasing Highlights

- Direct Access to Phoenix Gateway Airport
- Loop 202 Visibility
- Truckwell & Grade Level Loading in Each Suite
- Spec Suites Available

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	111-119	Industrial	Direct	13,496 - 27,172	27,172	27,172	Not Disclosed	Immediately	Negotiable

Contacts

Leasing Company

CBRE 2575 E Camelback Rd, Suite 500 Phoenix, AZ 85016 USA (602) 735-5555 www.cbre.com/	Mike Parker Executive Vice President mike.parker6@cbre.com (602) 614-7877
Lee & Associates 5090 N 40th St, Suite 300 Phoenix, AZ 85018 USA (602) 956-7777 www.lee-associates.com/	Ken McQueen Principal - Industrial kmcqueen@leearizona.com (602) 920-6042 Chris L. McClurg, SIOR Principal - Industrial cmcclurg@leearizona.com (602) 741-2665



9516 E Germann Rd • Cityview Germann - Phase I



17,000 - 455,204 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	17,000 - 455,204 SF
Asking Rent	\$17.40/SF/year
Total Asking Rent	\$295,800 - 1,980,137/year
Service Type	Industrial Gross
Occupancy	Sep 2026
Lease Type	Direct
Term	Negotiable
Time On Market	9 Months 20 Days



Property Overview

Truck Well &
Grade Level

Building Details

Primary Property Type	Industrial	Ceiling Height	32'
Secondary Type	Warehouse	Columns	50'w x 56'd
CoStar Rating	★★★★☆	Docks	26 ext
Building Class	B	Drive Ins	4 tot.
Year Built	Oct 2026	Levelators	None
Building Size	455,204 SF		

Leasing Highlights

- Truck Well & Grade Level

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
9516 E Germann Rd • Building B	P 1st	B	Industrial	Direct	17,000 - 113,801	113,801	113,801	\$17.40 IG	Sep 2026	Nego- tiable
PROJECT SIZE										
Phase I:										
455,204 SF										
32'										
CLEAR HEIGHT										
COLUMN										
SPACING Truck Well &										
Grade Level										
LOADING										
50' x 56'										
9520 E Germann Rd • Building C	P 1st	C	Industrial	Direct	17,000 - 113,801	113,801	113,801	\$17.40 IG	Sep 2026	Nego- tiable



9516 E Germann Rd • Cityview Germann - Phase I



17,000 - 455,204 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Available Spaces (Continued)

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
PROJECT SIZE										
Phase I:										
455,204 SF										
9524 E Germann Rd • Building D	P 1st	D	Industrial	Direct	17,000 - 113,801	113,801	113,801	\$17.40 IG	Sep 2026	Nego- tiable
PROJECT SIZE										
Phase I:										
455,204 SF										
9528 E Germann Rd • Building E	P 1st	E	Industrial	Direct	17,000 - 113,801	113,801	113,801	\$17.40 IG	Sep 2026	Nego- tiable
PROJECT SIZE										
Phase I:										
455,204 SF										

Contacts

Leasing Company

Lee & Associates 5090 N 40th St, Suite 300 Phoenix, AZ 85018 USA (602) 956-7777 www.lee-associates.com/	Ken McQueen Principal - Industrial	kmcqueen@leearizona.com	(602) 920-6042
	Chris L. McClurg, SIOR Principal - Industrial	cmclurg@leearizona.com	(602) 741-2665
	Blake Peters Industrial Sales Assistant	bpeters@leearizona.com	(602) 619-3970
	Jack Sims Principal	jsims@leearizona.com	(602) 618-9245



E Germann Rd • Chandler Bay



110,481 SF • For Lease • Industrial • Chandler Airport Submarket • Chandler, AZ 85286

Listing Details

Available Size	110,481 SF
Asking Rent	\$17.40/SF/year
Total Asking Rent	\$301,890 - 1,922,369/year
Service Type	Triple Net
Occupancy	Mar 2027
Lease Type	Direct
Term	Negotiable
Time On Market	9 Months 28 Days



Property Overview

The property is an industrial development consisting of a single ±110,481 SF building on Germann Road in Chandler, Arizona, with scheduled delivery in Q4 2026. It offers full building circulation and multiple loading configurations, including truckwells and grade-level doors. The clear height is designated at 28 feet, and power is provided at 5,000 amps across the structure, with per-bay expandability. Additional property features include an ESFR sprinkler system, parking for approximately 221 vehicles, and proximity to Loop 202 via a nearby interchange. The location provides roadway connectivity within the Southeast Valley and direct access to regional airports and established retail and business amenities in Chandler and Gilbert.

Building Details

Primary Property Type	Industrial	Ceiling Height	28'
Secondary Type	Warehouse	Docks	12 ext
CoStar Rating	★★★★☆	Drive Ins	15 tot.
Building Class	B	Parking	221 Spaces
Year Built	Dec 2026	Levelators	None
Building Size	110,481 SF	Sprinklers	ESFR

Leasing Highlights

- New state-of-the-art industrial facility scheduled for completion in Q4 2026.
- 12 dock-high truckwells and 15 grade-level doors provide efficient loading flexibility.
- Expandable power capacity supporting advanced operations and heavy electrical demand.
- Exceptional transportation access with proximity to Loop 202 and major Phoenix-area thoroughfares.
- ESFR sprinkler system and full building circulation ensuring compliance and optimized flow.
- Positioned near thriving commercial hubs and key distribution networks in Chandler.

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	17,350 - 110,481	110,481	110,481	\$17.40 NNN	Mar 2027	Negotiable

Chandler Bay offers a high-quality industrial leasing opportunity within one of Chandler, Arizona's most dynamic business corridors. Scheduled for completion in Q4 2026, this recently developed facility provides exceptional access and operational efficiency tailored for modern distribution and manufacturing uses. Designed with full circulation capabilities, the property supports seamless truck flow and is equipped with a combination of truckwell and grade-level loading for versatile logistics needs.

The building features a 28-foot clear height for optimized racking potential, ESFR fire protection for enhanced safety compliance, and robust electrical capacity with 5,000 amps for the full structure and expandable capacity per bay. Convenient freeway access via Loop 202's full diamond interchange positions this site just 25 minutes from Phoenix Sky Harbor International Airport and within close reach of major arterials serving the metro area. On-site amenities include extensive parking, outdoor seating, and zoning conducive to light industrial operations.



E Germann Rd • Chandler Bay



110,481 SF • For Lease • Industrial • Chandler Airport Submarket • Chandler, AZ 85286

Available Spaces (Continued)

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
Nearby, tenants will benefit from a strong amenity base, including retail, dining, and service options at Gilbert Crossroads. Industries requiring strong regional connectivity, scalability, and modern facility standards will find an outstanding solution at Chandler Bay.								

Contacts

Leasing Company

Lee & Associates 5090 N 40th St, Suite 300 Phoenix, AZ 85018 USA (602) 956-7777 www.lee-associates.com/	Chris L. McClurg, SIOR Principal - Industrial	cmccclurg@leearizona.com	(602) 741-2665
	Ken McQueen Principal - Industrial	kmcqueen@leearizona.com	(602) 920-6042
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	Jack Sims Principal	jsims@leearizona.com	(602) 618-9245



6459 S Sossaman Rd • Gateway Commerce Center III



19,703 - 44,244 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	19,703 - 44,244 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	13 Days



Building Details

Primary Property Type	Industrial	Ceiling Height	28'
Secondary Type	Warehouse	Drive Ins	10 tot./12' w x 14' h
CoStar Rating	★★★★☆	Parking	73 Spaces
Building Class	B	Levelators	None
Year Built	2025	Sprinklers	ESFR
Building Size	44,427 SF		

Leasing Highlights

- Located near Phoenix-Mesa Gateway Airport and major transportation routes.

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	19,703 - 44,244	44,244	44,244	Not Disclosed	Immediately	Negotiable

Full building air conditioning and ESFR sprinkler protection.

Contacts

Leasing Company

CBRE 2575 E Camelback Rd, Suite 500 Phoenix, AZ 85016 USA (602) 735-5555 www.cbre.com/	Evan Koplan, SIOR, CCIM Executive Vice President James Cohn Senior Vice President	 Evan.Koplan@cbre.com james.cohn@cbre.com	 (602) 614-9462 (602) 635-0624
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6531 S Sossaman Rd • Gateway Commerce Center III



6,654 - 41,527 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	6,654 - 41,527 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	13 Days



Building Details

Primary Property Type	Industrial	Ceiling Height	28'
Secondary Type	Warehouse	Docks	None
CoStar Rating	★★★★☆	Drive Ins	16 tot./12' w x 14' h
Building Class	B	Parking	88 Spaces
Year Built	2025	Levelators	None
Building Size	53,407 SF	Sprinklers	ESFR

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	6,654 - 41,527	41,527	41,527	Not Disclosed	Immediately	Negotiable

Divisible down to 6,654 SF

Contacts

Leasing Company

CBRE 2575 E Camelback Rd, Suite 500 Phoenix, AZ 85016 USA (602) 735-5555 www.cbre.com/	Evan Koplan, SIOR, CCIM Executive Vice President James Cohn Senior Vice President	 Evan.Koplan@cbre.com james.cohn@cbre.com	 (602) 614-9462 (602) 635-0624
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1171 N Fiesta Blvd • El Dorado Tech Center



23,472 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Gilbert, AZ 85233

Listing Details

Available Size	23,472 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	6 Months 7 Days



Property Overview

Easily Accessible and Visible

Building Details

Primary Property Type	Industrial	Ceiling Height	26'
Secondary Type	Warehouse	Docks	16 ext
CoStar Rating	★ ★ ★ ☆ ☆	Drive Ins	4 tot.
Building Class	B	Levelators	None
Year Built	1997	Sprinklers	Wet
Building Size	83,498 SF		

Leasing Highlights

- Central Location
- Easily Accessible and Visible

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	23,472	23,472	23,472	Not Disclosed	Immediately	Negotiable

Easily Accessible and Visible

Contacts

Leasing Company

JLL 4300 E Camelback Rd, Suite 100 Phoenix, AZ 85018 USA (602) 282-6300 www.us.jll.com/	Steve Larsen, SIOR, CCIM Vice Chairman	steve.larsen@jll.com	(602) 751-1145
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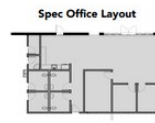
7815 E Pecos Rd • CityView Pecos



14,000 - 329,933 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	14,000 - 329,933 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Sep 2026
Lease Type	Direct
Term	Negotiable
Time On Market	8 Months



PROJECT SIZE Phase I: 330,033 SF	CLEAR HEIGHT 32'	POWER 3,000 AMPS per building	SPEC OFFICE ±1,658 SF
COLUMN SPACING 50' x 56'	LOADING Truck Well & Grade Level	PARKING 1.4:1000	TRUCK COURT 180' Shared

Property Overview

Cityview Pecos offers a premier industrial opportunity in Mesa's thriving Southeast Valley. Phase I features four state-of-the-art buildings designed for modern distribution and manufacturing needs. Each building provides 32-foot clear heights, efficient 50' x 56' column spacing, and robust 3,000-amp power capacity with 277/480v service. Tenants benefit from a mix of truck well and grade-level loading, shared 180-foot truck courts, and dedicated spec office space for operational flexibility.

Strategically positioned near Loop 202 and major arterials, the project ensures seamless connectivity to Greater Phoenix and regional markets. The surrounding area boasts strong labor availability, expanding residential communities, and proximity to retail and service amenities, making Cityview Pecos an ideal choice for businesses seeking scalability and efficiency in a high-growth corridor.

Building Details

Primary Property Type	Industrial	Building Size	329,933 SF
Secondary Type	Warehouse	Ceiling Height	32'
CoStar Rating	★★★★☆	Drive Ins	None
Building Class	A	Levelators	None
Year Built	Oct 2026		

Leasing Highlights

- Phase I delivery scheduled for Q3 2026
- Four buildings with 32' clear height and modern specs
- Truck well and grade-level loading for optimal logistics
- 3,000 amps per building with heavy power capacity
- Prime Mesa location near Loop 202 and key arterials

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
7815 E Pecos Rd • Building A	P 1st	Industrial	Direct	14,000 - 86,364	86,364	86,364	Not Disclosed	Sep 2026	Negotiable
PROJECT SIZE Phase I: 330,033 SF									
7819 E Pecos Rd • Building C	E 1st	Industrial	Direct	14,000 - 67,766	67,766	67,766	Not Disclosed	Sep 2026	Negotiable



7815 E Pecos Rd • CityView Pecos



14,000 - 329,933 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Available Spaces (Continued)

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
PROJECT SIZE Phase I: 330,033 SF									
7847 E Pecos Rd • Building B	P 1st	Industrial	Direct	14,000 - 98,491	98,491	98,491	Not Dis-closed	Sep 2026	Negotiable
PROJECT SIZE Phase I: 330,033 SF									
7851 E Pecos Rd • Building D	E 1st	Industrial	Direct	14,000 - 77,312	77,312	77,312	Not Dis-closed	Sep 2026	Negotiable
PROJECT SIZE Phase I: 330,033 SF									

Contacts

Leasing Company

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	Jack Sims Principal	jsims@leearizona.com	(602) 618-9245



7730 E Pecos Rd • Building D Phase 1



81,212 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	81,212 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 5 Months



Building Details

Primary Property Type	Industrial	Ceiling Height	32'
Secondary Type	Distribution	Columns	50'w x 52'd
CoStar Rating	★★★★☆	Docks	26 ext
Building Class	A	Drive Ins	4 tot./16' w x 16' h
Year Built	2026	Floor Thickness	6"
Building Size	81,212 SF	Levelators	None

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	15,000 - 81,212	81,212	81,212	Not Disclosed	Immediately	Negotiable

Divisible down to 15,840 SF

Contacts

Leasing Company

CBRE 2575 E Camelback Rd, Suite 500 Phoenix, AZ 85016 USA (602) 735-5555 www.cbre.com/	Jackie Orcutt Senior Vice President Jonathan Teeter Vice President	jackie.orcutt@cbre.com Jonathan.Teeter@cbre.com	(602) 432-9297 (602) 810-8373
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3327 S Sossaman Rd • Sossaman Business Campus

23,800 - 330,492 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	23,800 - 330,492 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Years 1 Month



Property Overview

134' x 200' floorplate

Building Details

Primary Property Type	Industrial	Docks	3 ext
Building Class	B	Drive Ins	4 tot.
Year Built	2025	Parking	817 Spaces
Building Size	330,492 SF	Levelators	None
Ceiling Height	28'	Sprinklers	Wet
Columns	50'w x 50'd		

Leasing Highlights

- 100% HVAC in Warehouse
 - Fire Sprinkler System
- LED Warehouse Lighting
 - Ample Parking

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
3345 S Sossaman Rd • Building 7	E 1st	Industrial	Direct	23,800	23,800	23,800	Not Disclosed	Immediately	Negotiable

Welcome to a premium industrial project on Sossaman Road, nestled between Elliot and Guadalupe Roads in the Southeast Valley’s technology corridor. Conveniently located near Loop 202 and US 60, it sits across from Google’s new data center and a mere 10-minute drive from Phoenix-Mesa Gateway Airport.



3327 S Sossaman Rd • Sossaman Business Campus
23,800 - 330,492 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Contacts

Leasing Company

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	Kyle Westfall Managing Director	kyle.westfall@jll.com	(602) 451-3057



SWC Gilbert Rd • Chandler Airpark Technology Center Phase II



18,042 - 60,037 SF • For Lease • Industrial • Chandler Airport Submarket • Chandler, AZ 85286

Listing Details

Available Size	18,042 - 60,037 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 3 Months



Property Overview

Delivered with rent-ready improvements: Spec office, 100% AC, Dock packages, LED lights, R-38 insulation

Building Details

Primary Property Type	Industrial	Columns	52'w x 60'd
Secondary Type	Distribution	Docks	22 ext 6 int
CoStar Rating	★★★★☆	Drive Ins	None
Building Class	A	Parking	247 Spaces
Year Built	Jun 2024	Levelators	None
Building Size	203,032 SF	Sprinklers	ESFR
Ceiling Height	32'		

Leasing Highlights

- Delivered with rent-ready improvements

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	18,042 - 60,037	60,037	60,037	Not Disclosed	Immediately	Negotiable

Delivered with rent-ready improvements: Spec office, 100% AC, Dock packages, LED lights, R-38 insulation

Contacts

Leasing Company

JLL 4300 E Camelback Rd, Suite 100 Phoenix, AZ 85018 USA (602) 282-6300 www.us.jll.com/	Steve Larsen, SIOR, CCIM Vice Chairman	steve.larsen@jll.com	(602) 751-1145
	Jason R. Moore Managing Director	jason.moore@jll.com	(602) 391-8989
	Katie White Associate	katie.white@jll.com	(480) 760-3999



4008 S Signal Butte Rd • Superstition Commerce Park



20,000 - 660,408 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	20,000 - 660,408 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 3 Months



Property Overview

Superstition Commerce Park is a ±961,884 SF Class A industrial park offering a range of buildings between 100,220 SF to 204,337 SF. The 6-building master planned site, located just 3 miles from Loop 202, sits on Signal Butte Road just south of Apple's Global Operations Center in Mesa, Arizona. Dalfen Industrial is proud to bring this development to Mesa which boasts a talented workforce as well as a growing transportation network, continuously attracting local and global businesses.

Building Details

Primary Property Type	Industrial	Ceiling Height	36'
Secondary Type	Distribution	Columns	56'w x 50'd
CoStar Rating	★★★★☆	Docks	38 ext
Building Class	A	Drive Ins	4 tot.
Year Built	Sep 2024	Parking	1450 Spaces
Building Size	970,643 SF	Levelators	None

Leasing Highlights

- Rent ready work completed

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
4017 S Binary Rd • Building C	E 1st	Industrial	Direct	20,000 - 196,537	196,537	196,537	Not Disclosed	Immediately	Negotiable

Superstition Commerce Park is a ±970,643 SF Class A industrial park offering a range of buildings between 100,220 SF to 204,337 SF. The 6-building master planned site, located just 3 miles from Loop 202, sits on Signal Butte Road just south of Apple's Global Operations Center in Mesa, Arizona. Dalfen Industrial is proud to bring this development to Mesa which boasts a talented workforce as well as a growing transportation network, continuously attracting local and global businesses.

4021 S Binary Rd • Building B	E 1st	Industrial	Direct	20,000 - 188,619	188,619	188,619	Not Disclosed	Immediately	Negotiable
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uperstition Commerce Park is a ±970,643 SF Class A industrial park offering a range of buildings between 100,220 SF to 204,337 SF. The



4008 S Signal Butte Rd • Superstition Commerce Park



20,000 - 660,408 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Available Spaces (Continued)

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
6-building master planned site, located just 3 miles from Loop 202, sits on Signal Butte Road just south of Apple's Global Operations Center in Mesa, Arizona. Dalfen Industrial is proud to bring this development to Mesa which boasts a talented workforce as well as a growing transportation network, continuously attracting local and global businesses.									
4025 S Binary Rd • Building A	E 1st	Industrial	Direct	20,000 - 204,337	204,337	204,337	Not Dis-closed	Immediately	Negotiable
Superstition Commerce Park is a ±970,643 SF Class A industrial park offering a range of buildings between 100,220 SF to 204,337 SF. The 6-building master planned site, located just 3 miles from Loop 202, sits on Signal Butte Road just south of Apple's Global Operations Center in Mesa, Arizona. Dalfen Industrial is proud to bring this development to Mesa which boasts a talented workforce as well as a growing transportation network, continuously attracting local and global businesses.									
4016 S Signal Butte Rd • Building D	P 1st	Industrial	Direct	20,000 - 70,915	70,915	70,915	Not Dis-closed	Immediately	Negotiable
Superstition Commerce Park is a ±970,643 SF Class A industrial park offering a range of buildings between 100,220 SF to 204,337 SF. The 6-building master planned site, located just 3 miles from Loop 202, sits on Signal Butte Road just south of Apple's Global Operations Center in Mesa, Arizona. Dalfen Industrial is proud to bring this development to Mesa which boasts a talented workforce as well as a growing transportation network, continuously attracting local and global businesses.									

Contacts

Leasing Company

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E of NEC Elliot Rd & Power Rd • Elliot Mesa Commerce Center



21,000 - 407,844 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	21,000 - 407,844 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 6 Months



Property Overview

- Abundant skilled labor in immediate area
- Distance to Phoenix Mesa Gateway Airport: 2.0 miles
 - Natural Gas Available
 - Building depth: 180' to 310'
 - Power: 2,500 to 6,000 amp

Building Details

Primary Property Type	Industrial	Ceiling Height	32'
Secondary Type	Warehouse	Columns	50'w x 52'd
CoStar Rating	★★★★☆	Docks	33 ext
Building Class	A	Drive Ins	4 tot./12' w x 14' h
Year Built	Apr 2024	Levelators	None
Building Size	456,889 SF		

Leasing Highlights

- Natural Gas Available

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
6942 E Elliot Rd • Building 3	P 1st	3	Industrial	Direct	25,000 - 50,343	50,343	50,343	Not Dis- closed	Immediately	Nego- tiable
Building 3 of the Elliot Mesa Commerce Center will sport 99,388 SF featuring a 28' clear height, 24 dock high doors (9' x 10'), 1 side will call doors (12' x 14'), 4 grade to ramp doors, 3,000 Amps of heavy power, a 190' building depth, 60' speed bays, 1.35 parking ratio, and a 190' secure truck courts. Call for additional project information.										
6946 E Elliot Rd • Building 4	P 1st	4	Industrial	Direct	21,000 - 86,987	86,987	86,987	Not Dis- closed	Immediately	Nego- tiable
Building 4 of the Elliot Mesa Commerce Center will sport 99,388 SF featuring a 28' clear height, 24 dock high doors (9' x 10'), 1 side will call doors (12' x 14'), 4 grade to ramp doors, 3,000 Amps of heavy power, a 190' building depth, 60' speed bays, 1.35 parking ratio, and a 190' secure truck courts. Call for additional project information.										



E of NEC Elliot Rd & Power Rd • Elliot Mesa Commerce Center



21,000 - 407,844 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Contacts

Leasing Company

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	Jackie Orcutt Senior Vice President	jackie.orcutt@cbre.com	(602) 432-9297
	Neil Schuler Associate	Neil.Schuler@cbre.com	(949) 370-3135



NWC Elliot Rd & Signal Butte Rd • Pursuit Park - Phase I



25,000 - 554,529 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	25,000 - 554,529 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 8 Months



Property Overview

- 32' Clear Height
- 52'x50' Column Spacing
- 39 Dock Doors
- 3 Grade Doors

Building Details

Primary Property Type	Industrial	Ceiling Height	32'
Secondary Type	Warehouse	Docks	48 ext
CoStar Rating	★★★★☆	Drive Ins	6 tot.
Building Class	A	Parking	241 Spaces
Year Built	Sep 2023	Levelators	None
Building Size	638,356 SF		

Leasing Highlights

- Power: 3000 Amps

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
3204 S Signal Butte Rd • Building 1	P 1st	Industrial	Direct	25,000 - 114,877	114,877	114,877	Not Disclosed	Immediately	Negotiable

This ±168,000 SF industrial building will be available Q3 2022 sporting 48 docks, 6 grade level doors, a 190' shared loading court, a 32' clear height, and more. Call for additional details regarding Pursuit Park Phase I Development.



NWC Elliot Rd & Signal Butte Rd • Pursuit Park - Phase I



25,000 - 554,529 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Contacts

Leasing Company

Lee & Associates 5090 N 40th St, Suite 300 Phoenix, AZ 85018 USA (602) 956-7777 www.lee-associates.com/	Ken McQueen Principal - Industrial	kmcqueen@leearizona.com	(602) 920-6042
	Chris L. McClurg, SIOR Principal - Industrial	cmcllurg@leearizona.com	(602) 741-2665
	Blake Peters Industrial Sales Assistant	bpeters@leearizona.com	(602) 619-3970



Listing Details

Available Size	20,000 - 819,511 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 2 Months



Property Overview

This state-of-the-art facility is strategically located just ±2 miles from Loop 202 freeway and SR 24 extension, and ±4 miles from US 60. Located within the Elliot Road Technology Corridor, and nestled within Eastmark’s highly sought-after master planned community, our property offers a prestigious address that exudes innovation and success.

With close proximity to ASU Polytechnic Campus, East Valley Institute of Technology, and Maricopa Community College East Valley Campus, it becomes a hub of talent and collaboration, attracting the finest professionals in the industry. Additionally, within a 30-minute commute, you gain access to approximately 70% of the Phoenix Metropolitan area’s high-tech workforce.

Building Details

Primary Property Type	Industrial	Columns	60'w x 55'd
Secondary Type	Distribution	Docks	74 ext
CoStar Rating	★★★★☆	Drive Ins	4 tot./12' w x 14' h
Building Class	A	Parking	1194 Spaces
Year Built	May 2024	Levelators	None
Building Size	978,487 SF	Sprinklers	ESFR
Ceiling Height	36'		

Leasing Highlights

- Close proximity to ASU Polytechnic Institute
- Spec office suites with restrooms

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
3825 S Everton Ter • Eastmark Bldg B	E 1st	Industrial	Direct	20,000 - 94,567	94,567	94,567	Not Disclosed	Immediately	Negotiable

Introducing Eastmark Center of Industry, your premier industrial destination in the heart of Phoenix's thriving East Valley.

10132 E Mesquite Rd • Eastmark Bldg C	E 1st	Industrial	Direct	20,000 - 199,600	199,600	199,600	Not Disclosed	Immediately	Negotiable
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This state-of-the-art facility is strategically located just ±2 miles from Loop 202 freeway and SR 24 extension,



3856 S Everton Ter • Eastmark



20,000 - 819,511 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Available Spaces (Continued)

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
10236 E Mesquite Rd • Eastmark Bldg D	E 1st	Industrial	Direct	20,000 - 426,400	426,400	426,400	Not Disclosed	Immediately	Negotiable
Introducing Eastmark Center of Industry, your premier industrial destination in the heart of Phoenix's thriving East Valley.									
10328 E Mesquite Rd • Eastmark Bldg E	P 1st	Industrial	Direct	20,000 - 98,944	98,944	98,944	Not Disclosed	Immediately	Negotiable
Industrial space for lease.									

Contacts

Leasing Company

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	Patrick Harlan, MCR, SLCR Senior Managing Director	pat.harlan@jll.com	(602) 549-6350
	Jason R. Moore Managing Director	jason.moore@jll.com	(602) 391-8989



SEC Ellsworth Road & Pecos Rd • Brickyards on Ellsworth - Bldg 2



24,492 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	24,492 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 3 Months



Property Overview

PARK ELLSWORTH is a modern planned campus of six freestanding industrial buildings on ±61 acres at the SEC of S. Ellsworth Road and E. Pecos Road in Mesa, with a wide range of divisibility and space for lease from ±8,000 SF to ±320,000.

Building Details

Primary Property Type	Industrial	Columns	50'w x 52'd
CoStar Rating	★★★★☆	Docks	27 ext
Building Class	A	Drive Ins	8 tot.
Year Built	2025	Floor Thickness	6"
Building Size	95,160 SF	Levelators	None
Ceiling Height	28'	Sprinklers	ESFR

Leasing Highlights

- Brickyards on Ellsworth 8-Building Project Totaling ±909,553 SF
- Flexible Building Sizes with Dock High & Grade Level Loading
- Located in Mesa, AZ with Pecos Advanced Manufacturing Zone
- Expected to Deliver 1st Quarter of 2025

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	101	Industrial	Direct	24,492	24,492	24,492	Not Disclosed	Immediately	Negotiable

Suite 101 offers 38,213 SF of warehouse space and 1,486 SF of office. There are 11 dock high and 3 grade level loading.



SEC Ellsworth Road & Pecos Rd • Brickyards on Ellsworth - Bldg 2



24,492 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Contacts

Leasing Company

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	Jonathan Teeter Vice President	Jonathan.Teeter@cbre.com	(602) 810-8373



NWC of Hawes & 202 • Gateway Interchange Business Park

9,000 - 469,649 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	9,000 - 469,649 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 3 Months



Property Overview

Easy Access to State Route 24

Building Details

Primary Property Type	Industrial	Drive Ins	4 tot.
Building Class	B	Parking	1165 Spaces
Building Size	656,381 SF	Floor Thickness	7"
Ceiling Height	28'	Levelators	None
Columns	56'w x 50'd	Sprinklers	ESFR
Docks	14 ext		

Leasing Highlights

- Central Location

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
8019 E Sebring Ave • G	P 1st	Industrial	Direct	25,079 - 46,178	46,178	46,178	Not Disclosed	Immediately	Negotiable
±655,400 SF in 7 Buildings ? Abundant 277/480V Power ? Clear Height up to 32'									
8057 E Sebring Ave • F	P 1st	Industrial	Direct	20,260 - 56,153	56,153	56,153	Not Disclosed	Immediately	Negotiable
Approximately 1 mile from Loop 202 full diamond interchange at Gilbert Road • Easy access to I-10, Highway 60, and Loop 101									
8341 E Sebring Ave • A	E 1st	Industrial	Direct	9,000 - 53,717	53,717	53,717	Not Disclosed	Immediately	Negotiable



NWC of Hawes & 202 • Gateway Interchange Business Park

9,000 - 469,649 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Available Spaces (Continued)

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
? ±655,400 SF in 7 Buildings									
? Abundant 277/480V Power									
? Clear Height up to 32'									

Contacts

Leasing Company

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	Patrick Harlan, MCR, SLCR Senior Managing Director	pat.harlan@jll.com	(602) 549-6350



Germann Rd & Signal Butte Rd • Germann Commerce Center

14,560 - 286,735 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Queen Creek, AZ 85142

Listing Details

Available Size	14,560 - 286,735 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 3 Months



Property Overview

PHASE II
POTENTIAL
+ 42 ACRE BUILD TO SUIT

Building Details

Primary Property Type	Industrial	Ceiling Height	32'
Secondary Type	Warehouse	Docks	23 ext
Building Class	A	Drive Ins	None
Year Built	Mar 2025	Levelators	None
Building Size	391,792 SF		

Leasing Highlights

- PHASE II POTENTIAL + 42 ACRE BUILD TO SUIT

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
22617 E Germann Rd • Building C	P 1st	Industrial	Direct	16,640 - 70,459	70,459	70,459	Not Disclosed	Immediately	Negotiable
PHASE II POTENTIAL + 42 ACRE BUILD TO SUIT									
22703 E Germann Rd • Building D	P 1st	Industrial	Direct	14,560 - 28,820	28,820	28,820	Not Disclosed	Immediately	Negotiable
PHASE II POTENTIAL + 42 ACRE BUILD TO SUIT									
22705 E Germann Rd • Building E	P 1st	Industrial	Direct	16,640 - 82,286	82,286	82,286	Not Disclosed	Immediately	Negotiable
PHASE II POTENTIAL + 42 ACRE BUILD TO SUIT									



Contacts

Leasing Company

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4290 E Warner Rd • Warner Commons Commerce Center



31,933 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Gilbert, AZ 85296

Listing Details

Available Size	31,933 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 6 Months



Property Overview

388,723 SF Total

- Four (4) Buildings
- 31,933 SF - 65,396 SF Available
- Dock High and Grade Level Loading
- Full Concrete Truck Courts

Building Details

Primary Property Type	Industrial	Ceiling Height	32'
Secondary Type	Warehouse	Docks	51 ext
CoStar Rating	★★★★☆	Drive Ins	8 tot./12' w x 14' h
Building Class	A	Parking	642 Spaces
Year Built	Dec 2022	Levelators	None
Building Size	388,723 SF		

Leasing Highlights

- Zoned Light Industrial, Town of Gilbert

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	109	Industrial	Direct	10,506 - 31,933	31,933	31,933	Not Disclosed	Immediately	Negotiable

109 offers ±31,933 SF sporting 8 docks, 2 grade level doors, 200 Amps, 277/480V, and ±1,941 SF of spec office. The office layout includes a reception, 2 private offices, conference room, and 4 restrooms.





Contacts

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7035 E Pecos Rd • Power Industrial - Building 3



175,035 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85142

Listing Details

Available Size	175,035 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 6 Months



Building Details

Primary Property Type	Industrial	Columns	52'w x 50'd
Secondary Type	Distribution	Docks	35 ext
CoStar Rating	★★★★☆	Drive Ins	6 tot.
Building Class	A	Parking	291 Spaces
Year Built	2024	Floor Thickness	6"
Building Size	175,035 SF	Levelators	None
Ceiling Height	32'	Sprinklers	ESFR

Leasing Highlights

- 3,600 Amps 277/480V Power

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	25,000 - 175,035	175,035	175,035	Not Disclosed	Immediately	Negotiable

100% HVAC, Shell space

Contacts

Leasing Company

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NWC Signal Butte & Elliot Rd • Elliot Tech Center



24,726 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	24,726 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 6 Months



Property Overview

- 10560 E. ELLIOT ROAD
- TOTAL SIZE 78,528 SF
 - DIVISIBLE TO ±15,000 SF
 - 9'X10' TRUCKWELL
 - 12'X14' GRADE LEVEL
 - 28' CLEAR HEIGHT
 - 4,000 AMPS, EXPANDABLE
 - 137 PARKING SPACES

Building Details

Primary Property Type	Industrial	Building Size	251,362 SF
Secondary Type	Distribution	Ceiling Height	28'
CoStar Rating	★★★★☆	Docks	15 ext
Building Class	A	Drive Ins	7 tot./12' w x 14' h
Year Built	Jan 2024	Levelators	None

Leasing Highlights

- 137 PARKING SPACES

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	24,726	24,726	24,726	Not Disclosed	Immediately	Negotiable

Building B will sport 83,356 SF of industrial distribution space with 15 docks (9' X 10'), 7 grade level doors (12' X 14'), a 28' clear height, 4000 Amps of power, and more. Call for additional details & inquiries.



NWC Signal Butte & Elliot Rd • Elliot Tech Center



24,726 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Contacts

Leasing Company

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7524 E Warner Rd • Hub at 202

25,000 - 902,170 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	25,000 - 902,170 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Years 9 Months



Property Overview

ADVANCED BUSINESS SERVICES
ADVANCED MANUFACTURING
HEALTHCARE AND BIOTECHNOLOGY
HOSPITALITY & TOURISM
TECHNOLOGY

Building Details

Primary Property Type	Industrial	Docks	34 ext
Secondary Type	Warehouse	Drive Ins	None
Building Class	A	Parking	87 Spaces
Building Size	1,494,832 SF	Levelators	None
Ceiling Height	30'		

Leasing Highlights

- HOSPITALITY & TOURISM

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
7412 E Warner Rd • Building 1C	P 1st	1C	Industrial	Direct	25,000 - 43,485	43,485	43,485	Not Dis- closed	Immediately	Nego- tiable
7416 E Warner Rd • Building 1D	E 1st	1D	Industrial	Direct	25,000 - 106,995	106,995	106,995	Not Dis- closed	Immediately	Nego- tiable

Building 1C with Hub at 202 is available for lease with an expected completion date in Q1 2023 sporting a 28' clear height, 34 docks, 4 grade level doors, 60' speed bays, and frontage on Warner Rd. Call for pricing and additional details.

Building 1D with Hub at 202 is available for lease with an expected completion date in Q1 2023 sporting a 28' clear height, 34 docks, 5 grade level doors, 60' speed bays, and more. Call for pricing and additional details.



7524 E Warner Rd • Hub at 202

25,000 - 902,170 SF • For Lease • Industrial • Chandler N/Gilbert Submarket • Mesa, AZ 85212

Contacts

Leasing Company

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2650 S Gilbert Rd • Chandler Airpark Technology Center



25,000 - 49,980 SF • For Lease • Industrial • Chandler Airport Submarket • Chandler, AZ 85286

Listing Details

Available Size	25,000 - 49,980 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Years



Building Details

Primary Property Type	Industrial	Columns	52'w x 60'd
Secondary Type	Warehouse	Docks	24 ext
CoStar Rating	★★★★☆	Drive Ins	4 tot.
Building Class	A	Parking	171 Spaces
Year Built	Dec 2022	Levelators	4 ext
Building Size	125,820 SF	Sprinklers	ESFR
Ceiling Height	32'		

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P GRND	Industrial	Direct	25,000 - 49,980	49,980	49,980	Not Disclosed	Immediately	Negotiable

±219,440 SF industrial park • ±13.79 acre lot • LED lights • Full HVAC

Contacts

Leasing Company

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