

# GATEWAY TECHNOLOGY COMMERCE CENTER

7535 E Ray Rd | Mesa, AZ

Directly adjacent to

**PHOENIX MESA GATEWAY AIRPORT**



## Industrial for Lease

±74,030 SF | DIVISIBLE TO ±25,000 SF

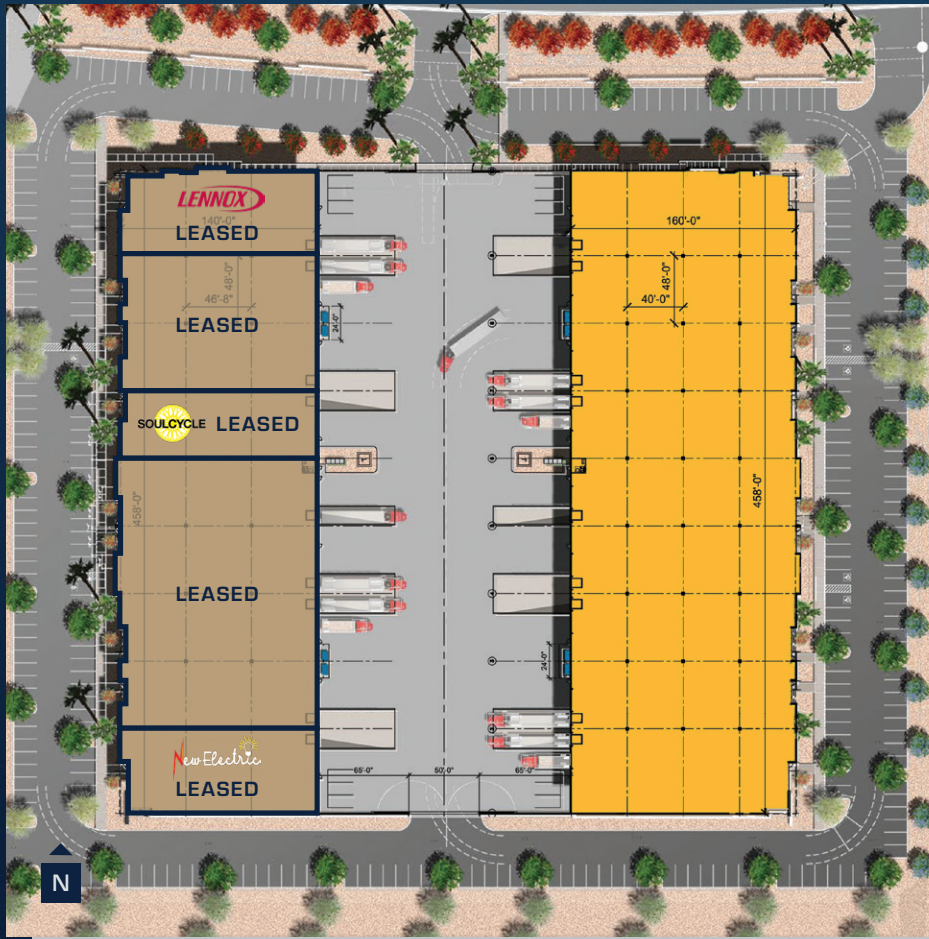
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**LA** LEE &  
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# Site Plan



# Project Features

## SIZE

±74,030 SF warehouse/  
manufacturing building

## DIVISIBILITY

±25,000, ±50,000, or  
±74,000 SF

## CLEAR HEIGHT

±24'

## COOLING

EVAP (landlord will A/C  
upon request)

## POWER

3000 amps 277/480v SES

## TRUCK WELL DOORS

9 (9'x10')

## GRADE LEVEL DOORS

9 (12'x14')

## SPRINKLERS

ESFR

## LOCATION

Direct access to Phoenix  
Mesa Gateway Airport

## ZONING

LI, City of Mesa

## BUILDING DEPTH

±160

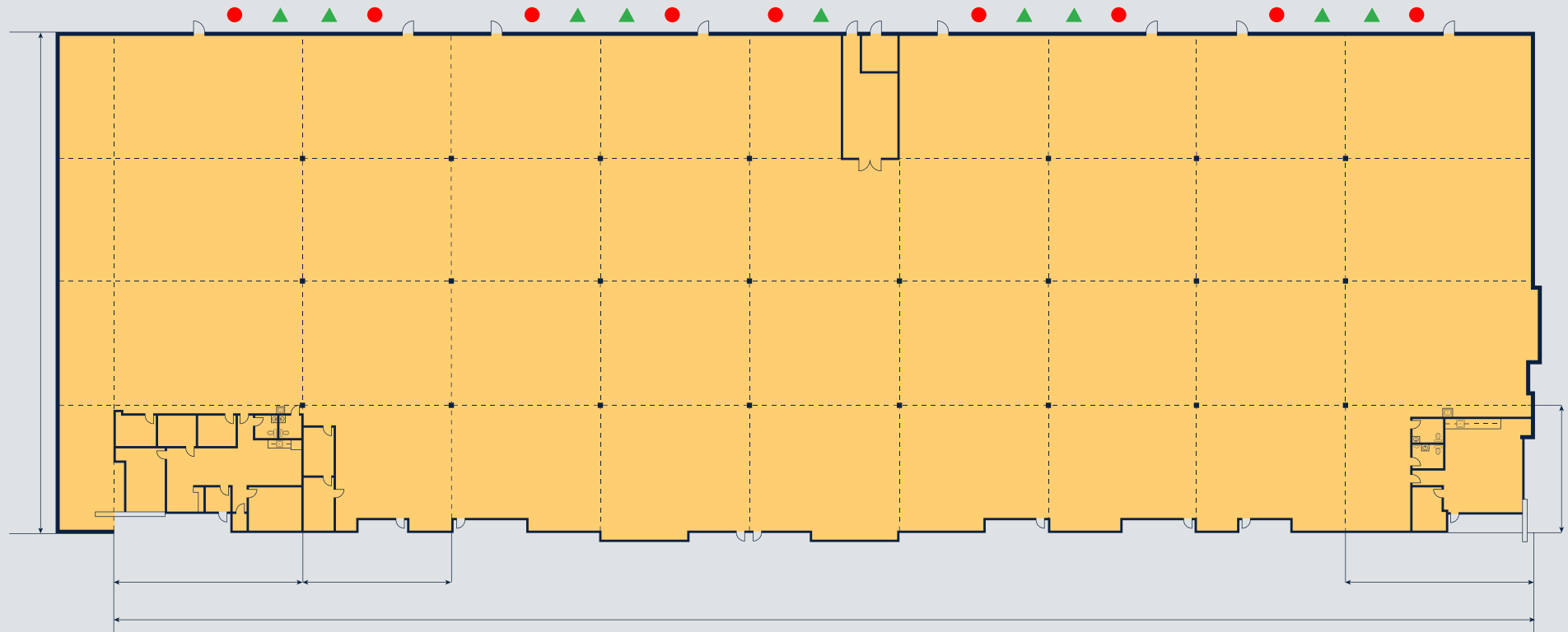
## ASKING RATE

\$1.05 - \$1.25/SF NNN  
depending on size



# Floor Plan | Building 2

±74,030 SF AVAILABLE



▲ TRUCKWELL

● GRADE LEVEL





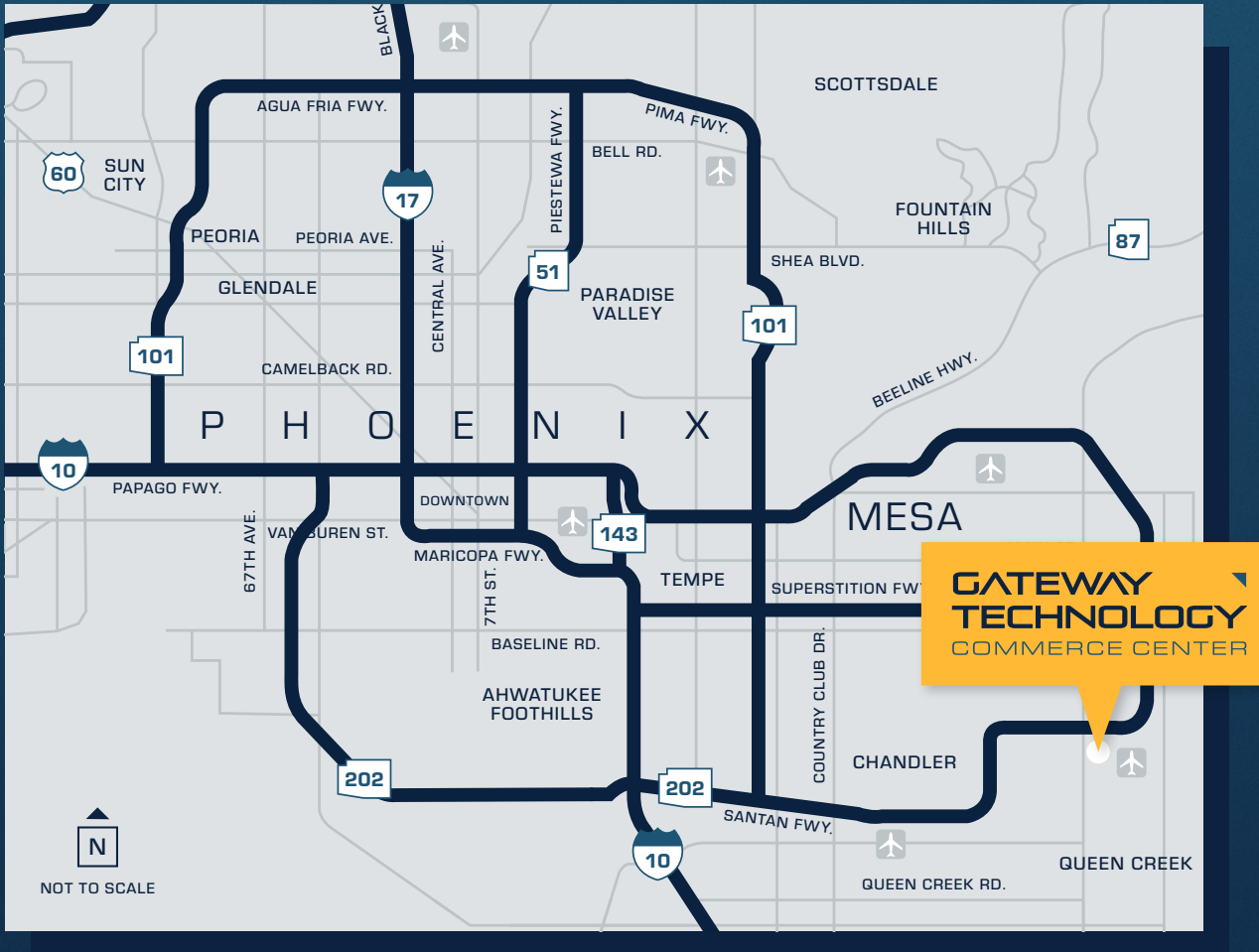
**GATEWAY**  
**TECHNOLOGY**  
COMMERCE CENTER



AERIAL MAP

Placeholder





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PROPERTY COMPANIES

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