

3853, 3831, 3929, & 3937 S. Power Road | Mesa, AZ 85212



POWER 202 LOGISTICS PARK

FOR LEASE | DELIVERING Q2 2024

100% LEASED Building 1: ±26,228 SF

Building 2: ±205,267 SF

Building 3: ±74,648 SF

Building 4: ±241,172 SF



100% LEASED
BLDG 1 | ±26,228 SF

PAT FEENEY
602.538.3257
pat.feeney@cbre.com

DAN CALIHAN
602.617.1546
dan.calihan@cbre.com

TYLER VOWELS
231.384.1079
tyler.vowels@cbre.com



CBRE



BUILDING FEATURES

- BUILDING 1: - 100% LEASED**
3853 S. POWER RD

- + ±26,228 SF
- + ±24' Clear Height
- + 2 Dock High Doors
- + 4 Grade Level Doors
- + 30 Auto Parking Stalls
- + K-25 Sprinkler Heads
- + 800 Amp Delivery

- BUILDING 2:**
3831 S. POWER RD

- + ±205,267 SF
- + ±36' Clear Height
- + 40 Dock High Doors
- + 2 Grade Level Doors; KO's for 2 Additional
- + 24 Clerestory Windows
- + 230 Auto Parking Stalls
- + 51 Trailer Parking Stalls
- + K-22.4 Sprinkler Head
- + 3600 Amp Delivery

BLDG 1
±26,228 SF
CLR.HGT: 24'

BLDG 3
±74,648 SF
CLR.HGT: 32'

- BUILDING 3:**
3929 S. POWER RD

- + ±74,648 SF
- + ±32' Clear Height
- + 27 Dock High Doors
- + 2 Grade Level Doors; KO's for 6 Additional
- + 8 Clerestory Windows
- + 85 Auto Parking Stalls
- + K-17 Sprinkler Heads
- + 2500 Amp Delivery

- BUILDING 4:**
3937 S. POWER RD

- + ±241,172 SF
- + ±36' Clear Height
- + 70 Dock High Doors
- + 4 Grade Level Doors
- + 40 Clerestory Windows
- + 214 Auto Parking Stalls
- + 41 Trailer Parking Stalls
- + K-22.4 Sprinkler Head
- + 3600 Amp Delivery



60-mil White TPO Roof with 20-Year Warranty



100% ESRF Fire Protection



R-38 Roof Insulation & Metal Decking



(17) 23 Ton HVAC Units Available Today

POWER 202 LOGISTICS PARK

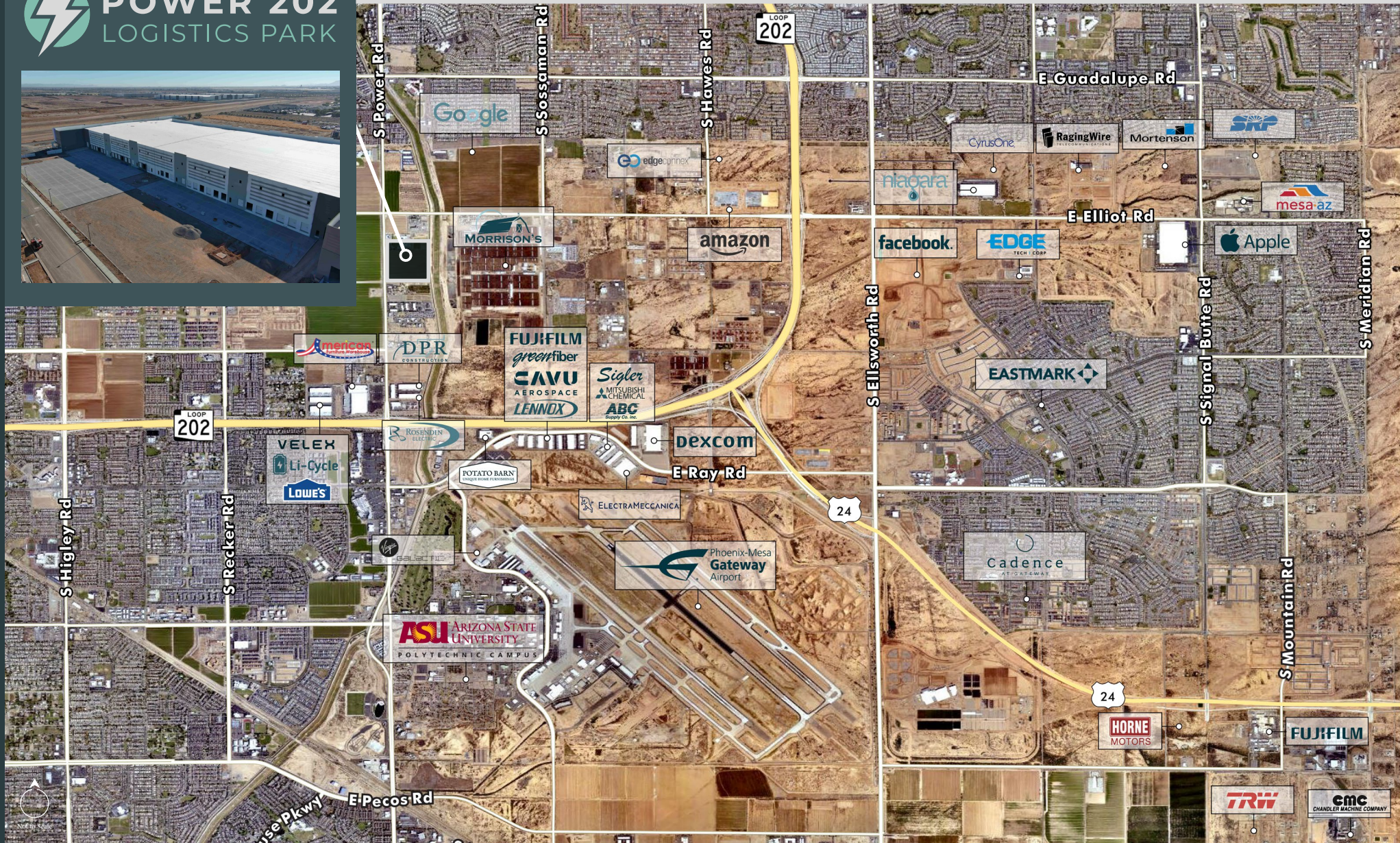


Mesa is the 2nd Largest City of Phoenix Metro with a 25.3% estimated growth rate between 2010-2026



1.4M Workforce Population within a 30 Minute Drive of Mesa
271,915 Total Labor Force in Mesa

Source: Mesa Economic Development



- + Corporate Neighbors in Mesa include Apple, Google, Amazon, Boeing, MD Helicopters, FujiFilm, Dexcom, Niagra Bottling, Lowe's & Facebook
- + Located within Mesa's Elliot Road Technology Corridor

- + Close proximity to Phoenix Gateway Airport
- + Power Road Frontage & access to Loop 202 Freeway
- + Located in an Opportunity Zone



POWER 202 LOGISTICS PARK

FOR LEASE | NEARING COMPLETION!

3853, 3831, 3929, & 3937 S. Power Road | Mesa, AZ 85212



DEMOGRAPHICS	5 miles	10 miles	15 miles
Population	269,105	954,507	1,481,895
Average HH Income	\$111,344	\$111,106	\$108,717
Median Age	37.1	36.7	36.2
Workforce Population	131,283	471,048	750,726
Total Households	98,398	343,355	550,212
Businesses	6,051	22,553	36,329

Source: ESRI, 2023

PAT FEENEY
602.538.3257
pat.feeney@cbre.com

DAN CALIHAN
602.617.1546
dan.calihan@cbre.com

TYLER VOWELS
231.384.1079
tyler.vowels@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

