



POWER 202 LOGISTICS PARK

FOR LEASE | READY FOR OCCUPANCY

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

100% LEASED Building 1: $\pm 26,228$ SF

Building 2: $\pm 205,267$ SF

Building 3: $\pm 74,648$ SF

Building 4: $\pm 241,172$ SF

100% LEASED
BLDG 1 | $\pm 26,228$ SF

S POWER ROAD



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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



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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

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