

AVAILABLE FOR LEASE



THE LANDING

BUILDING 3
7717 EAST RAY ROAD
MESA, AZ 85212

+36,847 SF REMAINING IN
BUILDING 3

+2,000 SF OF SPEC SUITE AVAILABLE
UNMATCHED VISIBILITY ON LOOP 202



BUILDING 3 SPECS

BUILDING #	ADDRESS	AVAILABLE	LOADING	SPEC SUITE	CLEAR HEIGHT	PARKING	POWER
3	7717 East Ray Road Mesa, Arizona, 85212	±36,847 SF	3 Dock High 3 Grade Level	±2,050 SF	±30'	±43 spaces	3000 amps 277/480v (to entire building)

WITHIN MESA'S NEW OPPORTUNITY ZONE



METRO PHOENIX MESA GATEWAY AIRPORT

Five carriers: Allegiant, California Pacific Airlines, Flair Air, Swoop & WestJet

Adjacent to ASU PolyTech Campus

±2 Miles South of Mesa's Elliot Road Tech Corridor

±1.5 miles West of 3,200-acre East-Mark Master Planned Community (#6 Among Nation's Top Selling Communities)

±1.5 miles East of 1 Million SF of Retail shops/amenities at Gilbert Gateway Towne Center

PROPERTY FEATURES



ZONED LI
(LIGHT INDUSTRIAL)



VISIBILITY OF ±155,445 VPD
ALONG LOOP 202



UNMATCHED VISIBILITY ON
LOOP 202

*Source: EB & WB, ADOT 2017

PROPERTY HIGHLIGHTS

TOTAL PROJECT SIZE	±281,085 SF
LOCATION	SEC Ray Rd & Sossaman Rd
COUNTY	Maricopa County
SIGNAGE	Tenant Building & Monument Signage Available
SPRINKLER	ESFR / To-Suit
SITE SIZE	±20.87 AC
ZONE	LI (Light Industrial)
UTILITIES	Water: City of Mesa Sewer: City of Mesa Electrical - SRP



AMENITIES



THE LANDING

THE LANDING AT PMG



*SOURCE: EB & WB, ADOT 2017



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