

EXCELLENT USER SITES AVAILABLE

3 PARCELS TOTALING ±193.09 ACRES ADJACENT TO PHOENIX-MESA GATEWAY AIRPORT





QUEEN CREEK



SOUTH



MAIN ENTRANCE TO PHOENIX-MESA GATEWAY AIRPORT



SIGNAL



SIGNAL

RAY ROAD

SOSSAMAN RD TO CONNECT TO RAY RD UNDERNEATH LOOP 202

2,000 SPACE NORTH PARKING LOT

±24.82 ACRES

±55.93 ACRES

GILBERT GATEWAY TOWNE CENTER

RAY ROAD

202

FULL DIAMOND INTERCHANGE

AMERICAN FURNITURE MART

±112.34 ACRES

RWCD CANAL

POWER ROAD

SOSSAMAN ROAD

WARNER ROAD



NORTH

All dimensions are approximate.



EAST
E

APACHE
JUNCTION

QUEEN
CREEK

GAYLORD HOTEL/
CONVENTION CENTER SITE

APPLE FACILITY

DMB'S EASTMARK
MASTER PLAN COMMUNITY

GRAND CANYON
UNIVERSITY CAMPUS

RESIDENTIAL

SR 24
FREEWAY

ELLSWORTH ROAD

POTENTIAL GOLF COURSE

STATE
LAND

STATE
LAND

WARNER ROAD

HAWES ROAD

202

SOSSAMAN RD TO
CONNECT TO RAY RD
UNDERNEATH LOOP 202



±112.34
ACRES

±24.82
ACRES

2,000 SPACE
NORTH PARKING
LOT

NORTH
N

SOSSAMAN ROAD

RWCD CANAL

±55.93
ACRES

RAY ROAD



SOSSAMAN ROAD

ENTRANCE TO
PHOENIX-MESA
GATEWAY AIRPORT



POWER ROAD

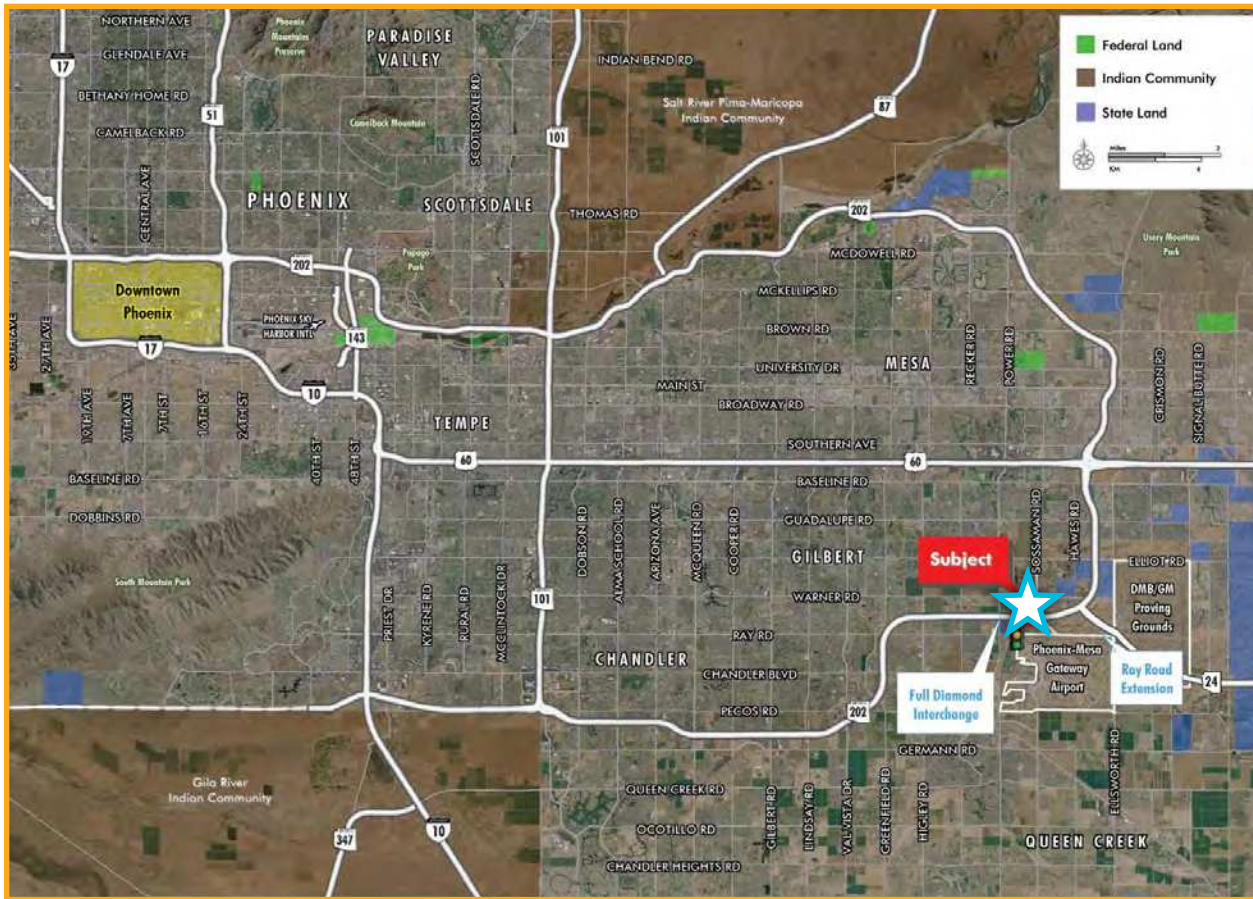
FULL
DIAMOND
INTERCHANGE

AMERICAN
FURNITURE
MART

GILBERT
GATEWAY TOWNE
CENTER

TARGET

WALMART

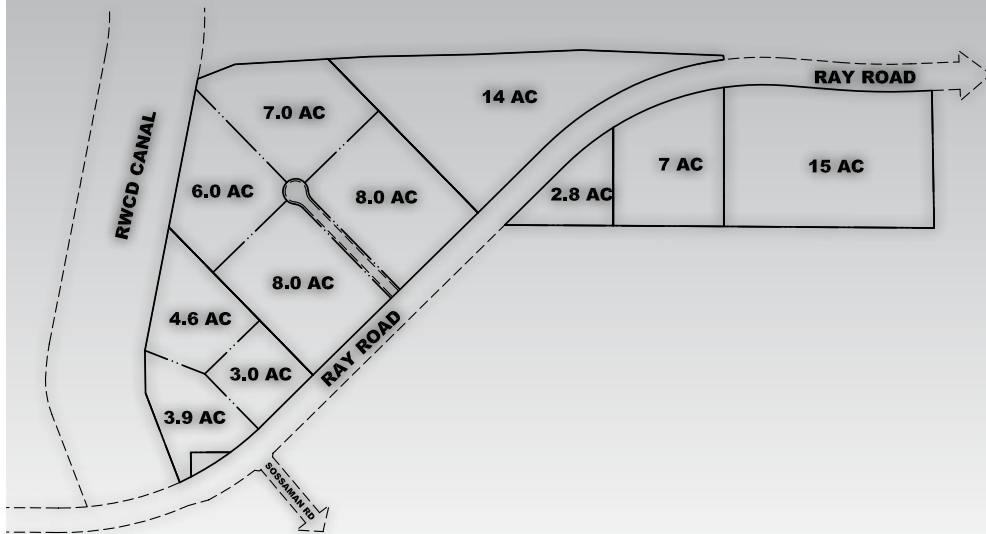


- » Property is visible from Loop 202
Signage for company identification and location
- » Full diamond interchange at Power/202:
Route customers, clients, employees easily on major transportation system to and from other parts of Valley
- » Light Industrial Zoning is the most flexible designation in Mesa
Development can accommodate long list of permitted uses, including retail, restaurant, hotel/motel, gas, rental car, corporate office, flex space, manufacturing, storage, and airport related uses
- » Located at north entrance adjacent to future PMGA parking lot
Customer base within sight of property
- » Ray Road: 24" water line/30" sewer line

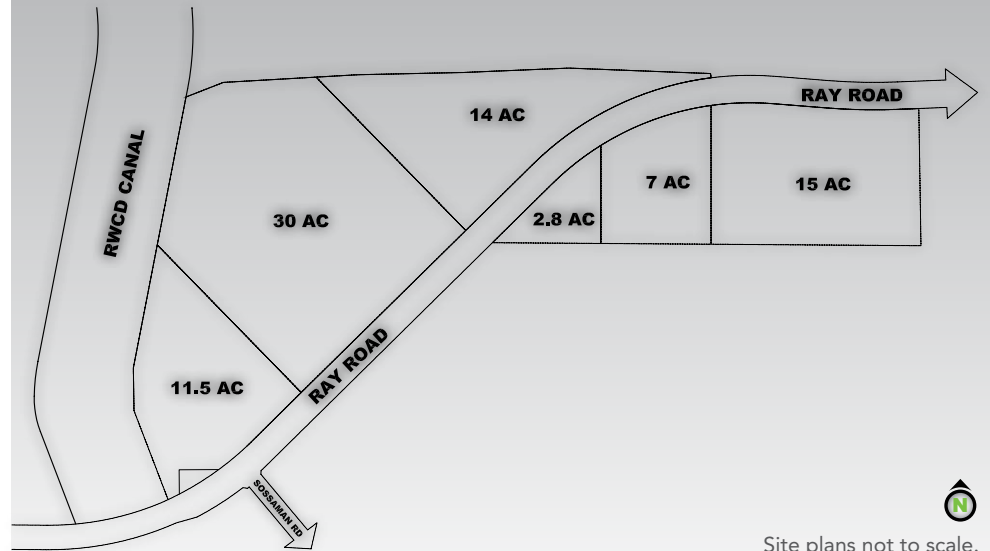
- » Owner will consider further parcel division
- » Allegiant Air serves 35 cities and is growing with more targeted cities; PMGA is on pace to carry over two million passengers in 2014
- » Longest runway is ±10,400 feet in length, easily accommodating any commercial or cargo aircraft



Potential Site Plan



Potential Site Plan



Site plans not to scale.
All dimensions are approximate.

Permitted Uses in Light Industrial Zoning*

- » Research, development, and manufacturing businesses
- » Communications, informational, and other technical service businesses
- » Regional and national corporate offices
- » Manufacturing and processing facilities
- » Warehousing
- » Hotels and motels
- » Drive-through facilities for any drive-in restaurants and restaurants with outdoor seating areas
- » Bank and financial institutions, excluding drive-through windows and outdoor teller facilities
- » Medical offices and clinics
- » Car washes
- » Automobile service stations
- » Churches
- » Fraternal organizations, service and social clubs, lodges, fraternities and sororities
- » Personal and household services, clothing alteration, shoe repair shops, beauty salons, barber and hair styling shops, self-service laundries, dry-cleaning shops, furniture and appliance repair, small animal grooming, and copying shops, and excluding drive-through window facilities
- » Vocational schools
- » Plant nurseries
- » Outdoor storage and display
- » Industrial trade schools such as welding or metal fabrication and similar industrial arts.
- » Animal hospitals, clinics, and boarding kennels.
- » Crematories.
- » Heavy equipment repair, sales, and rentals
- » Automobile, truck, recreational vehicle, motorcycle, boat, mobile home, and trailer sales and rental facilities and appurtenant buildings
- » Commercial recreational entertainment uses such as pool and dance halls, night clubs, bars, cocktail lounges, and similar uses

* Uses may be subject to special use permit and/or approvals by FFA and/or Phoenix-Mesa Gateway Airport Authority.

CHANDLER

PHOENIX

SCOTTSDALE



WEST

GILBERT

FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

FULL DIAMOND INTERCHANGE

AMERICAN FURNITURE MART

POWER ROAD

WARNER ROAD

RWCD CANAL

GILBERT GATEWAY TOWNE CENTER

SOSSAMAN

ENTRANCE TO PHOENIX-MESA GATEWAY AIRPORT

±112.34 ACRES

202

SOSSAMAN RD TO CONNECT TO RAY RD UNDERNEATH LOOP 202

SIGNAL



2,000 SPACE NORTH PARKING LOT

TO SR 24 FREEWAY



EAST



All dimensions are approximate.



NORTH
N

SCOTTSDALE

MESA

GILBERT

DMB'S EASTMARK
MASTER PLAN COMMUNITY

FUTURE RESIDENTIAL

STATE
LAND

FUTURE
RESIDENTIAL

STATE
LAND

FULL
DIAMOND
INTERCHANGE

AMERICAN
FURNITURE
MART

±112.34
ACRES

WARNER ROAD
SOSSAMAN RD TO
CONNECT TO RAY RD
UNDERNEATH LOOP 202

TO SR 24
FREEWAY

202

E EAST

GILBERT
GATEWAY TOWNE
CENTER



ENTRANCE TO
PHOENIX-MESA
GATEWAY AIRPORT

2,000 SPACE
NORTH
PARKING LOT



All dimensions are approximate.

WEST
W

CHANDLER

**FULL
DIAMOND
INTERCHANGE**

GILBERT

PHOENIX



**SOSSAMAN RD TO
CONNECT TO RAY RD
UNDERNEATH LOOP 202**

POWER ROAD

202

**STATE
LAND**

**STATE
LAND**

WARNER ROAD

ELLSWORTH ROAD

**SR 24
FREEWAY**

**GRAND CANYON
UNIVERSITY CAMPUS**

**N
NORTH**

**S
SOUTH**

**DMB'S EASTMARK
MASTER PLAN COMMUNITY**

RAY ROAD

RESIDENTIAL

**APPLE
FACILITY** →

SIGNAL BUTTE ROAD

**E
EAST**

THREE LAND PARCELS AVAILABLE

3 PARCELS TOTALING ±193.09 ACRES ADJACENT TO PHOENIX-MESA GATEWAY AIRPORT



For more information,
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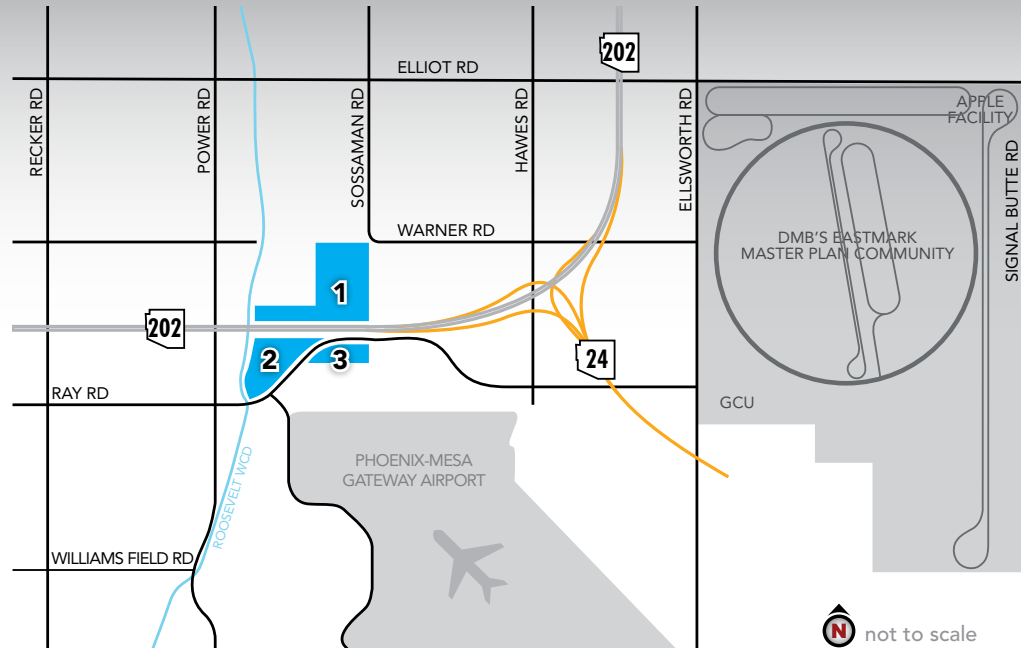
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- 1. ±112.34 ACRES
- 2. ±55.93 ACRES
- 3. ±24.82 ACRES

FOR FURTHER INFORMATION ON PHOENIX-MESA GATEWAY AIRPORT AND THE CITY OF MESA, VISIT:



PhxMesa Gateway Airport

» <http://www.phxmesagateway.org>



» <http://www.allegiantair.com>



» <http://www.mesaaz.gov/economic>



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