

# HUB @ 202



VIDEO

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**W+M**  
A Wharton Industrial/  
Madison Ventures Project

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**DIVISIBILITY**  
±30,000 SF

**CLEAR HEIGHT**  
28'-32'

**BUILDING DEPTHS**  
140'-240'

**TRUCK COURTS**  
190' Secured

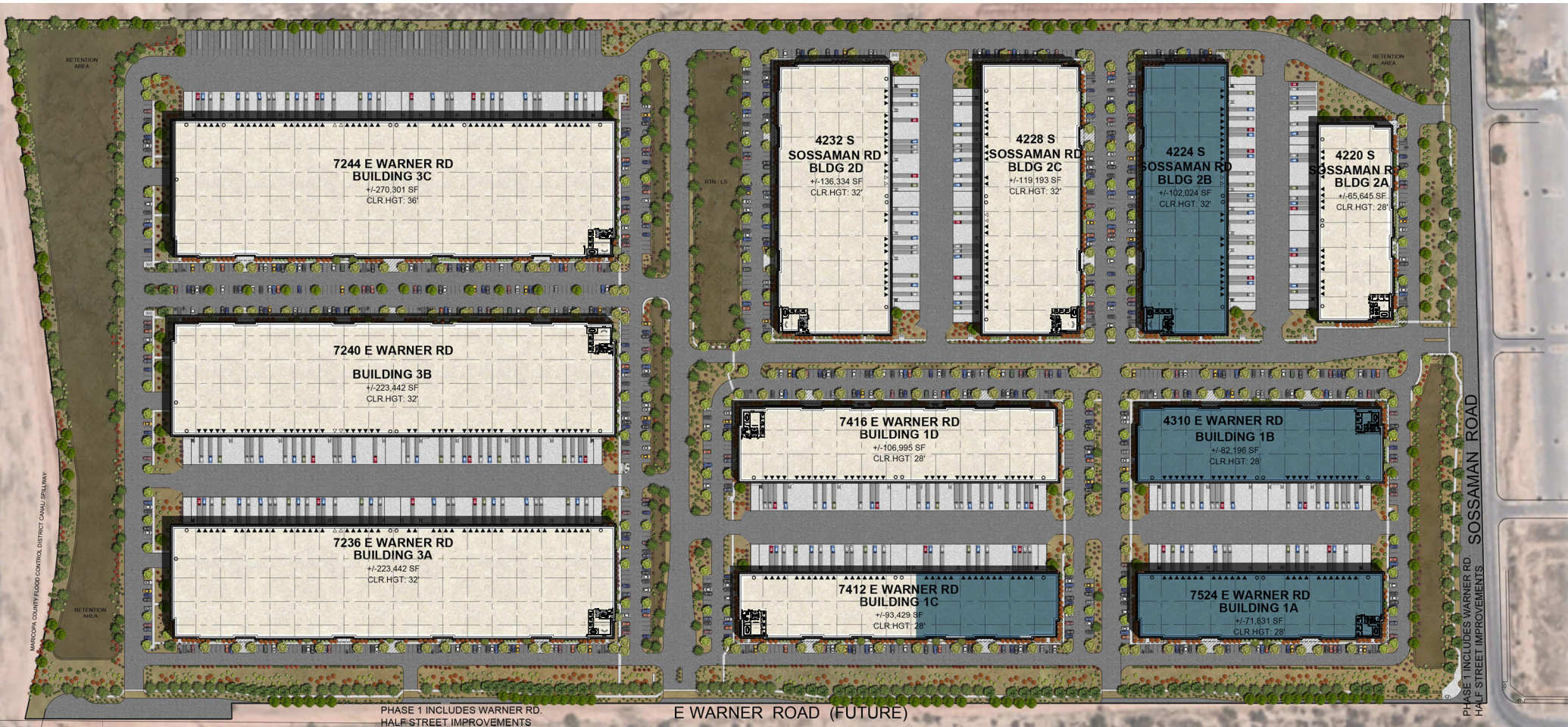
**LOADING**  
Dock & Grade Loading

**POWER**  
2000 - 3600 Amps

**SPEED BAYS**  
60' Speed Bays

**FRONTAGE**  
Warner Road

**SPRINKLERS**  
ESFR Sprinklered



# PHASE I

**Bldg 1A: ±71,831 SF - Leased**  
7524 E. WARNER RD.

**Bldg 1B: ±82,196 SF - Leased**  
4310 S. SOSSAMAN RD.

**Bldg 1C: ±43,485 SF - Available**  
**±49,944 SF - Leased**

**Bldg 1D: ±106,995 SF**  
7416 E. WARNER RD.

**Bldg 3A: ±223,442 SF**  
7236 E. WARNER RD.



# PHASE II

**Bldg 2A: ±65,645 SF**  
4220 S. SOSSAMAN RD.

**Bldg 2B: ±102,024 SF - Leased**  
4224 S. SOSSAMAN RD.

**Bldg 2C: ±119,193 SF**  
4228 S. SOSSAMAN RD.

**Bldg 2D: ±136,334 SF**  
4232 S. SOSSAMAN RD.

**Bldg 3B: ±223,442 SF**  
7240 E. WARNER RD.

**Bldg 3C: ±270,301 SF**  
7244 E. WARNER RD.



# PROXIMITY TO FREEWAYS



5 MINUTES



7 MINUTES

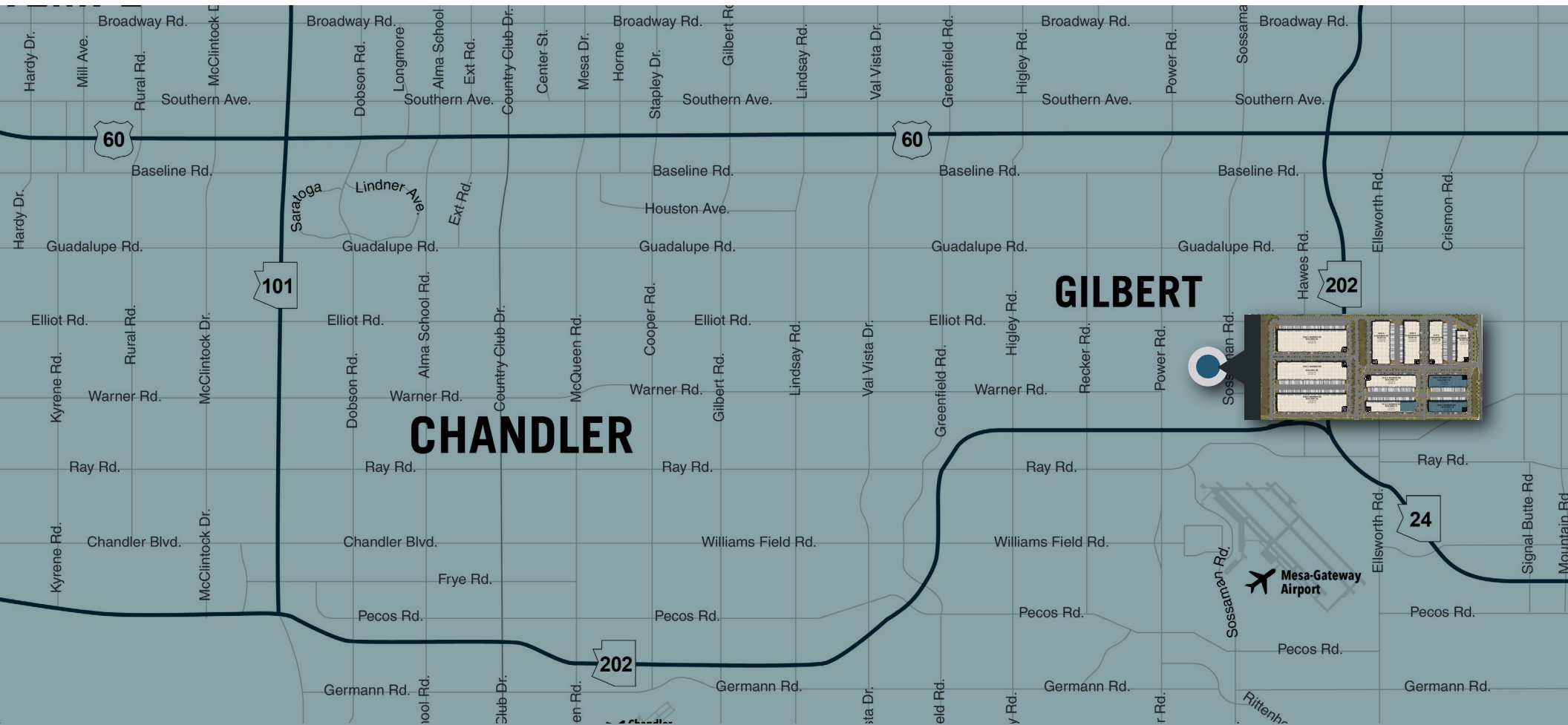
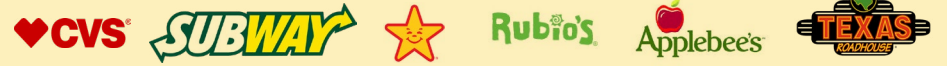


8 MINUTES



15 MINUTES

# CORPORATE NEIGHBORS





Mesa Population:  
504,258



The Median Age in Mesa  
is 36.3 Years



36.7% of Mesa Residents  
are College Educated



Mesa Offers a Variety  
of Business Incentives &  
Programs



Phx-Mesa Metro Labor  
Force 2,414,106



Mesa is the 37th Largest  
City in the U.S.A.



## TOP INDUSTRIES



ADVANCED BUSINESS SERVICES



ADVANCED MANUFACTURING



HEALTHCARE AND BIOTECHNOLOGY



HOSPITALITY & TOURISM



TECHNOLOGY

## TOP EMPLOYERS





Google

edgeconnex

amazon

Tammell Crow Company

niagara

KITCHELL

THE BLOCK ON ELLIOT

IndiCap

HAWES CROSSING

STATE LAND

facebook

SUBJECT

NOVVA

POWER RD.

SOSSAMAN RD.

WARNER RD. SIHI

CONTOUR

CAPROCK

EASTGROUP PROPERTIES

SCANNELL PROPERTIES

202

EASTMARK

dexcom

SIHI

SIHI

HAWES RD.

RAY RD.

ARIZONA 24

PhxMesa Gateway Airport



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