

JUST LEASED ±150,000 SQ.FT. STATE-OF-THE-ART FACILITY | HANGAR A REMAINING AT 35,000 SQ.FT.

STATE-OF-THE-ART HANGARS DESIGNED FOR MRO USES AND LARGE EXECUTIVE JETS I.E. GULFSTREAM G650

NEW HOME OF GULFSTREAM'S
WESTERN REGION MRO

5559 S. SOSSAMAN RD. | MESA | ARIZONA 85212

AVAILABLE
Q1 2023

GATEWAY

EXECUTIVE AIRPARK



FOR MORE INFORMATION, CONTACT:

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WWW.GATEWAYHANGARS.COM

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FREE STANDING AND MULTI-TENANT HANGAR: 35,000 SF AVAILABLE

SUPERIOR LOCATION AND IMAGE

- Enhanced Architectural Design with High-End Corporate and Executive Image
- Located on Main Entrance to Phoenix-Mesa Gateway Airport
- Premium Exposure
- Exclusive Corporate Signage
- Adjacent to Textron Cessna Service Center and Embraer Executive, Jet Service Center

DIRECT COMMERCIAL RUNWAY ACCESS

- No Taxiway Congestion
- Large Ramp Areas
- No Transient Ramp Traffic

ON-SITE FUEL FARM

- Exclusively for Tenants
- Fuel Cost Savings
- No Minimum Uplift Requirement

HANGAR FEATURES

- Maximum Clear Span Dimensions
- Hangar Door Heights: 28'
- Hangar Door Widths: 90' - 110'
- Capacity for Scissor Lifts, Crane Way, Increased Fall Protection
- 480/277 volt, 3 phase Power
- Integrated Trench Drains for Washing Aircraft with Sand-Oil Interceptors for Solvents
- Automated LED Lighting
- Skylights provide natural lighting
- Landside Access with 12'x 14' Roll-Up Door Per Bay
- Office and Lounge Areas Built to Tenant Specifications

Options:

- Second-Story Offices
- Seamless Epoxy Floors to Suit Tenant
- Structural Mezzanine Storage
- Fully Air-conditioned and Heated Hangar
- Charging Stations
- HVLS (High Volume-Low Speed) Fans UPGRADE

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Gateway
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edgeconnex®

Google

CyrusOne

niagara
BOTTLING, LLC

DIGITAL REALTY



SNP

ELLIOT ROAD TECHNOLOGY CORRIDOR

LOOP 202

LOOP 24

LOOP 24

FUTURE AIRPORT EXPANSION

SUBJECT PROPERTY

Phoenix-Mesa
Gateway
Airport

ASU
Arizona State
University
Polytechnic Campus

SKYBRIDGE
ARIZONA

CORPORATIONS IN GATEWAY AIRPORT

CAE Oxford Aviation Academy Brussels	AFS	constant AVIATION	GATEWAY AVIATION INTERPRETER	EMBRY-RIDDLE AERONAUTICAL UNIVERSITY	allegiant
SHIPHAUS your freight with us.	ATP	LA FORCE Strength in the Pacific. Strength in the Industry.	Air Methods KENTUCKY DEFENDERS IN TONKAWA	FDM	Able AEROSPACE SERVICES A Textron Company
SWIFT AIR	TASK AEROSPACE	WESTJET	INTERNATIONAL AIR RESPONSE	EMBRAER Executive Jets	SWOOP
RIZONA AIRCRAFT ACCESSORIES LLC	Orbital ATK	FLAIR AIR COURTESY OF LOWE'S AEROSPACE	TOP ACES	Cessna TEXTRON AVIATION	EMBRAER

Gulfstream



SUBJECT PROPERTY

GATEWAY

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GULFSTREAM OPENS ITS NEWEST WESTERN REGION 225,000 SQ. FT. MRO IN PHOENIX-MESA GATEWAY AIRPORT

Gulfstream Aerospace Corporation, a world leader in business jet aircraft manufacturing and maintenance, has announced they will construct a new 225,000 square foot maintenance, repair, and overhaul (MRO) facility at the Phoenix-Mesa Gateway Airport (Gateway Airport, Airport).

“Phoenix-Mesa Gateway Airport is an ideal location for Gulfstream’s newest MRO facility...”

Derek Zimmerman, Gulfstream Customer Support President

“The arrival of Gulfstream is further proof that Gateway Airport is one of the best locations in North America for MRO and other aerospace facilities...”

John Giles, Mesa Mayor and Chairman
of the Phoenix-Mesa Gateway Airport Authority



GATEWAY EXECUTIVE AIRPARK

LOOP
202

LOOP
202

LOOP
24



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PHOENIX-MESA GATEWAY AIRPORT OVERVIEW

- 2nd. Major Airport in Metropolitan Phoenix
- 3 Runways to Accommodate the Largest Commercial and Military Aircraft
 - 10,200'
 - 10,400'
 - 9,300'
- "Hub Airport" Connecting to Major Global Hubs.
- Five Commercial Carriers Serving the US and Canada: Allegiant Air, California Pacific Airlines, Flair Air, WestJet and Swoop.
- Dynamic Growth: 10 million passengers expected in 2030.
- U.S./Mexican Customs Services
- New FAA Contract Air Traffic Control Tower
- US-Visit Customs for international charter flights are located at PMGA.
- SkyBridge Arizona, the only U.S./Mexico joint cargo hub and customs facility.
 - 230-million-dollar, 364-acre project
 - 6,400 direct jobs \$3.8 billion contribution to the region
 - Cargo flight increase of 2,000 flights per year.
- Global aviation and aeronautics companies
 - Textron Cessna Service Center
 - Embraer Executive, Jet Service Center
 - Able Aerospace Services
 - Air Methods
- Skilled labor
- Specialized aeronautical educational schools
- Economic incentives and tax savings available only at PMGA.
- 1,000 acres available for Airport's planned expansion.

PHOENIX-MESA GATEWAY AIRPORT ECONOMIC INCENTIVES:

MILITARY REUSE ZONE

- Phoenix-Mesa Gateway Airport is one of only two airports in Arizona and in the United States designated as a Military Reuse Zone.
- Qualified aviation and aerospace companies in the MRZ Zone have the advantage of a potential 72.9% reduction of Taxes and lower operating costs.

FOREIGN TRADE ZONE (FTZ) #221

- Phoenix-Mesa Gateway Airport is in Foreign Trade Zone (FTZ) #221
- FTZ qualified companies bringing merchandise into the U.S. may be eligible for a reduction of Arizona Real Estate Tax, Personal Property Tax and Local Inventory Tax.

OPPORTUNITY ZONE

- Phoenix-Mesa Gateway Airport is an Opportunity Zone
- Opportunity Zones offer eligible businesses and investors specific Federal Tax incentives to encourage investment in the Zones.

THE FUTURE IS HERE: MESA GATEWAY CORRIDOR

- A 35-mile corridor for aviation related businesses.
- Phoenix-Mesa Gateway Airport is the heart of the Mesa Gateway Corridor, a 35-square-mile developing aerropolis.
- The Corridor is in the center one of the fastest growing labor markets in the United States.
- Corporations located in the Mesa Gateway Corridor include aerospace, aviation, defense, high-tech manufacturing, industrial manufacturing, research and development, advanced and specialized education, and data centers.
- Apple, Google, Intel, and Boeing are in the Mesa Gateway Corridor.

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