VECTOR 202

ENGINEERED FOR PROGRESS



FOR SALE OR LEASE

Premier Industrial Opportunity

MESA, ARIZONA

INDIVIDUAL BUILDINGS
AVAILABLE FOR SALE
ON SEPARATE PARCELS

Eight-Building Industrial Park | 23,000 SF - 59,000 SF

SILVER CREEK
DEVELOPMENT

Colliers

POSITION YOUR OPERATION AT VECTOR 202

Vector 202 is an eight-building industrial development in Mesa's growing technology and manufacturing corridor. Conveniently located between Elliot and Guadalupe Roads, with access to Loop 202, US 60 and Phoenix-Mesa Gateway Airport just 10 minutes away, the campus offers flexible space for manufacturers, aerospace users and advanced industrial operations.

EIGHT-BUILDING INDUSTRIAL PARK

Eight freestanding buildings ranging from 23,800 to 59,000 square feet.

STRATEGIC LOCATION

Located in Mesa's technology and manufacturing corridor, between Elliot and Guadalupe Roads.

REGIONAL CONNECTIVITY

Convenient access to Loop 202 and US 60, with Phoenix Mesa Gateway Airport 10 minutes away.

POWER & CLIMATE CONTROL

480/277V three-phase power and 100% HVAC warehouse space.

VERSATILE OPERATIONS

28-foot clear height, with dock-high and grade-level loading for a range of industrial uses.

INDUSTRIAL PARK ENVIRONMENT

A secure setting with generous parking and individual building identity.





1 — 3305 S Sossaman Rd
APN 304-04-992

±37,240 SF	Four grade-level doors	ESFR Sprinkler System
±1,660 SF office	±93 parking spaces	LED warehouse lighting
±2.90 acres	1,600A 480/277V, 3PH	Dock Package
28′ clear height	152′ x 245′ floorplate	100% HVAC warehouse with Stickpin Insulation
Three dock-high doors	50′ x 50′ column spacing	

2 — 3313 S Sossaman Rd
APN 304-04-993

±42,300 SF	Four grade-level doors	ESFR Sprinkler System
±1,660 SF office	±93 parking spaces	LED warehouse lighting
±2.53 acres	2,000A 480/277V, 3PH	Dock Package
28′ clear height	200′ x 224′ floorplate	100% HVAC warehouse with Stickpin Insulation
Three dock-high doors	50′ x 58′ column spacing	

3 — 3321 S Sossaman Rd
APN 304-04-994

±29,800 SF	Two grade-level doors	ESFR Sprinkler System
±1,660 SF office	±73 parking spaces	LED warehouse lighting
±2.24 acres	1,600A 480/277V, 3PH	Dock Package
28′ clear height	164′ x 200′ floorplate	100% HVAC warehouse with Stickpin Insulation
One dock-high door	50′ x 52′ column spacing	

4 — 3329 S Sossaman Rd
APN 304-04-995

±59,000 SF	Four grade-level doors	ESFR Sprinkler System
±1,660 SF office	±145 parking spaces	LED warehouse lighting
±4.41 acres	2,500A 480/277V, 3PH	Dock Package
28′ clear height	200′ x 300′ floorplate	100% HVAC warehouse with Stickpin Insulation
Four dock-high doors	50′ x 50′ column spacing	



5 3361 S Sossaman Rd
APN 304-04-996

±55,800 SF	Four grade-level doors	ESFR Sprinkler System
±1,660 SF office	±131 parking spaces	LED warehouse lighting
±4.34 acres	2,500A 480/277V, 3PH	Dock Package
28′ clear height	200′ x 284′ floorplate	100% HVAC warehouse with Stickpin Insulation
Four dock-high doors	48′ x 50′ column spacing	

6 3353 S Sossaman Rd
APN 304-04-997

±33,000 SF	Two grade-level doors	ESFR Sprinkler System
±1,660 SF office	±82 parking spaces	LED warehouse lighting
±2.38 acres	1,600A 480/277V, 3PH	Dock Package
28′ clear height	200′ x 180′ floorplate	100% HVAC warehouse with Stickpin Insulation
One dock-high door	60′ x 50′ column spacing	

7 3345 S Sossaman Rd
APN 304-04-998

±23,800 SF	Two grade-level doors	ESFR Sprinkler System
±1,660 SF office	±63 parking spaces	LED warehouse lighting
±1.80 acres	1,600A 480/277V, 3PH	Dock Package
28′ clear height	134′ x 200′ floorplate	100% HVAC warehouse with Stickpin Insulation
One dock-high door	50′ x 37′ column spacing	

8 3337 S Sossaman Rd
APN 304-04-999

±49,552 SF	Four grade-level doors	ESFR Sprinkler System
±1,660 SF office	±134 parking spaces	LED warehouse lighting
±3.54 acres	2,500A 480/277V, 3PH	Dock Package
28′ clear height	152′ x 326′ floorplate	100% HVAC warehouse with Stickpin Insulation
Three dock-high doors	50′ x 50′ column spacing	



EIGHT FREESTANDING BUILDINGS RANGING FROM

23,000 SF - 59,000 SF



POSITIONED FOR CONNECTION

Arizona's manufacturing sector continues to expand, strengthening its position as an industrial hub. Between 2015 and 2021, manufacturing's share of Arizona's real GDP grew from $25.2 billion to $32.8 billion—a 30.4% increase, more than double the U.S. growth rate of 14%. The state added 14,100 manufacturing jobs over the year, growing 7.8% compared with the national rate of 3.7%. Arizona also ranks No. 3 nationally in semiconductor manufacturing and among the top five for aerospace and defense manufacturing employment.



INDUSTRIAL WORKFORCE & INFRASTRUCTURE | Within 30-Minute Drive

1,223
MANUFACTURING FIRMS

66,563
MANUFACTURING EMPLOYEES

421
TRANSPORTATION WAREHOUSE FIRMS

37,014
TRANSPORTATION WAREHOUSE EMPLOYEES

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SILVER CREEK DEVELOPMENT

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MESA AT A GLANCE

Rankings

37TH
LARGEST CITY IN THE US
Larger than Miami, Minneapolis, and Atlanta

2ND
LARGEST CITY IN PHOENIX-MESA
The 3rd largest city ranked in Arizona

1.4 M
WORKFORCE POPULATION
Within a 30-minute drive

Education

90%
HIGH SCHOOL GRADUATES

30%
BACHELOR'S DEGREE OR HIGHER