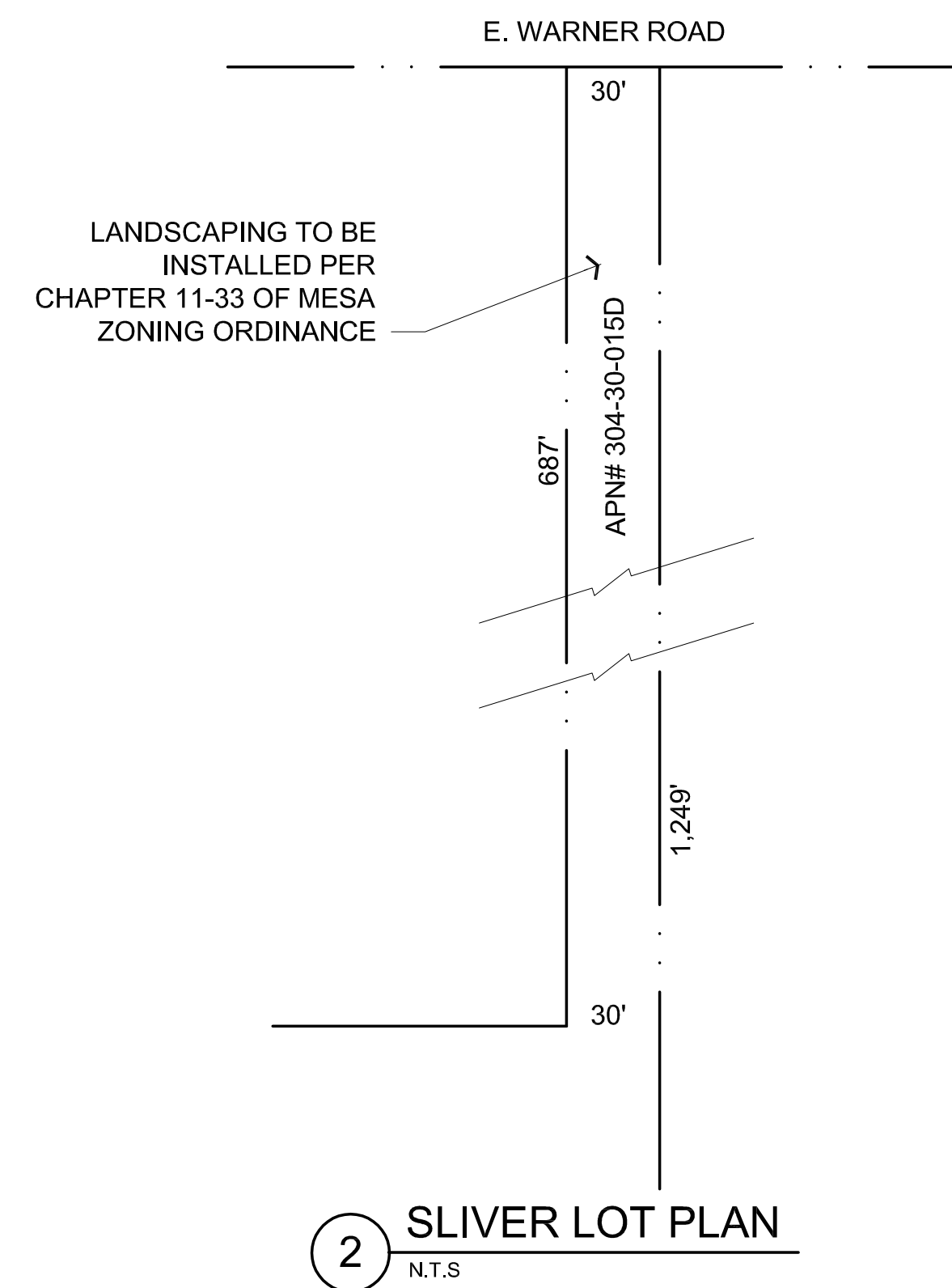
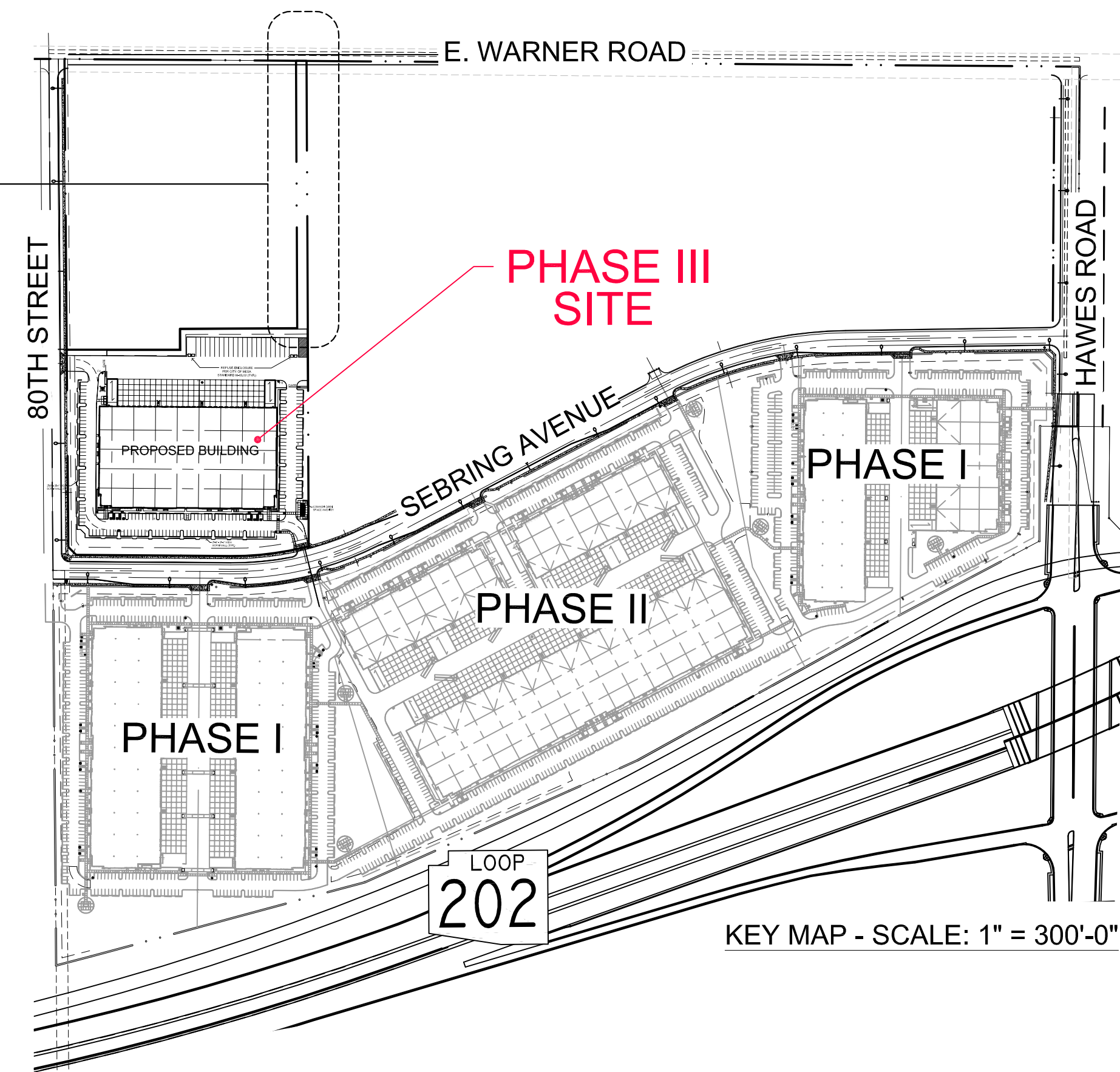
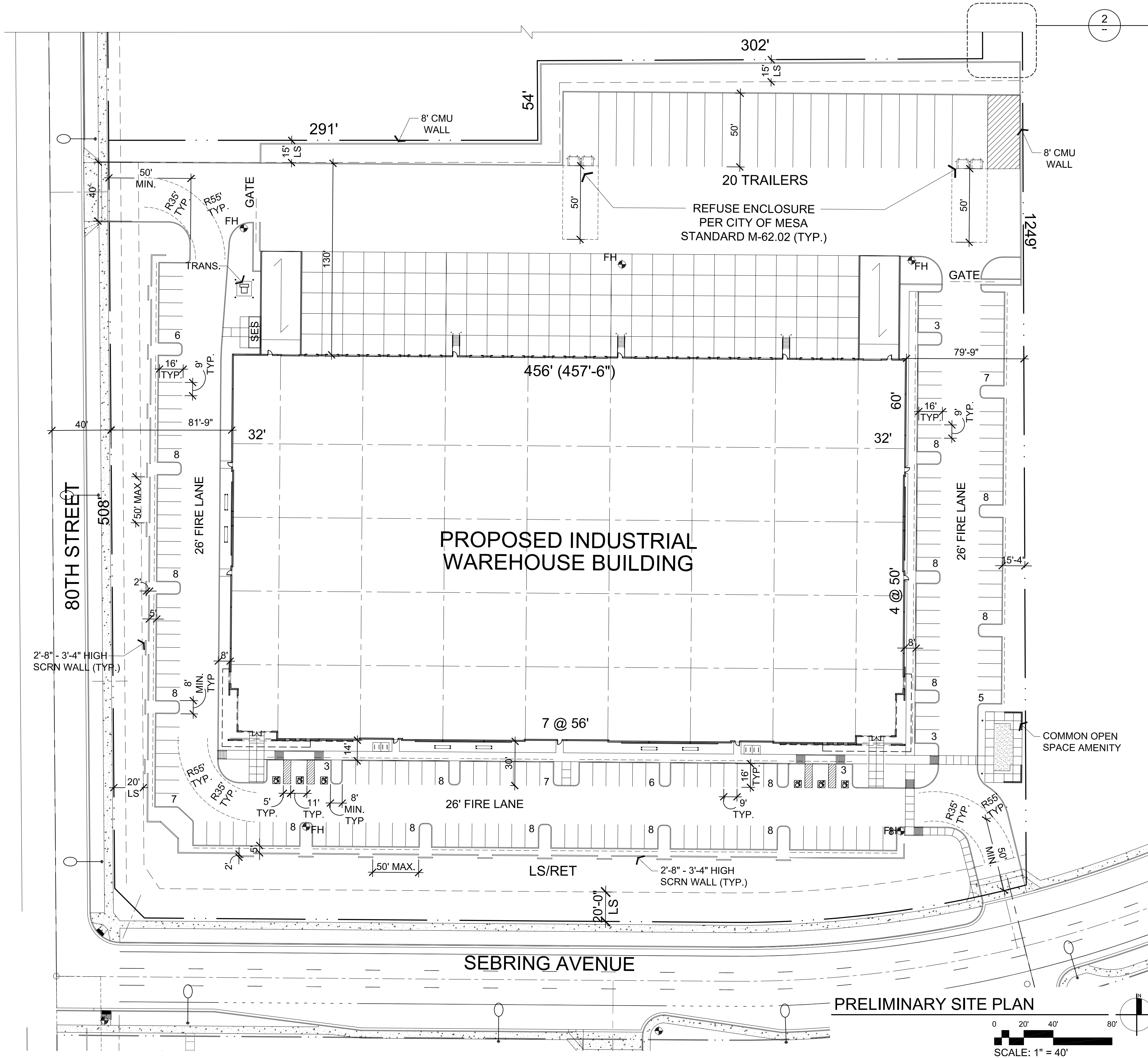




PROJECT DATA

Existing Zoning:	AG
Proposed Zoning:	LI-PAD
APN#:	304-30-015C & 304-30-015D
Gross Site Area:	+/- 410,838 S.F. (9.4 AC.)
Net Site Area:	+/- 363,109 S.F. (8.3 AC.)
Total Building Area:	119,019 S.F.
Coverage:	32.8%

Parking Required		
Office 25% - 29,754 S.F. @ 1/375 S.F.:	79 Spaces	
Warehouse 75% - 89,264 S.F. @ 1/900 S.F.:	99 Spaces	
Total Parking Required:	178 Spaces	
Parking Provided:	179 Spaces	
ADA Parking Required:	6 Spaces	
ADA Parking Provided:	6 Spaces	
Proposed Building Height:	44'-6" T.O.P.	

Common Open Space Required:		
BLDG. 119,019 SF @ 1%:	1,190 S.F.	
Total Open Space Required:	1,190 S.F.	
Open Space Provided:	1,200 S.F.	

PROJECT TEAM

Developer / Owner	Architect
EastGroup Properties	Butler Design Group
2141 E. Camelback Rd, # 250	5013 E. Washington St, # 100
Phoenix, Arizona 85016	Phoenix, Arizona 85034
Contact: Mike Sacco	Contact: Toby Rogers
Ph: (602) 840-8600	Ph: (602) 957-1800
Mike.Sacco@eastgroup.net	trogers@butlerdesigngroup.com

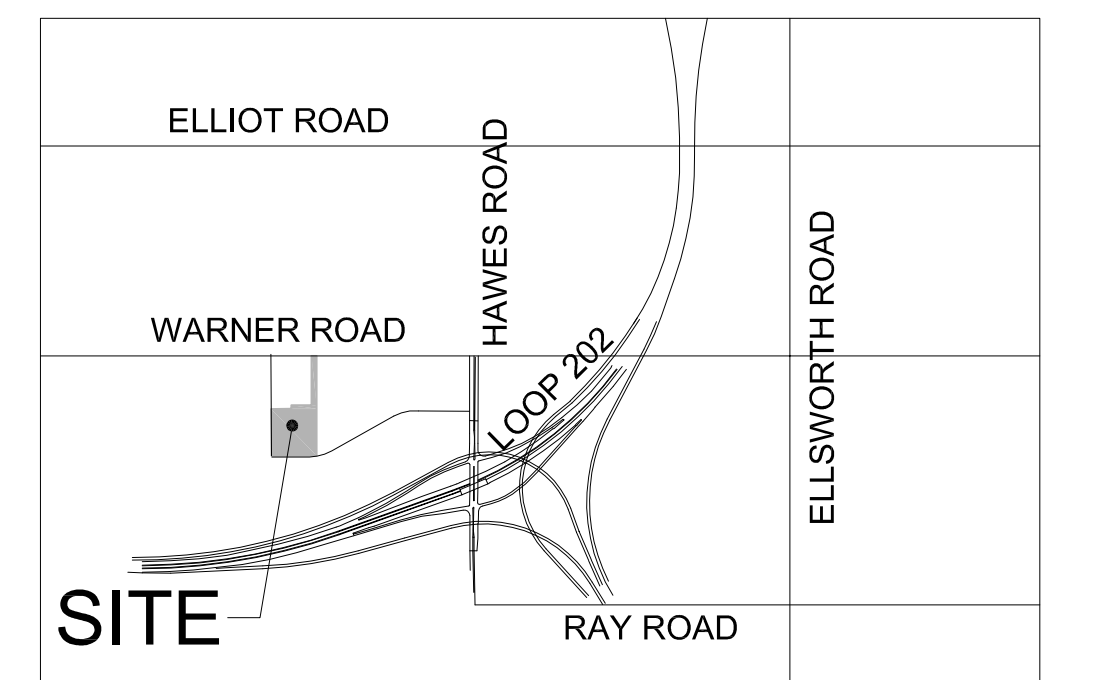
PROJECT NARRATIVE

GATEWAY INTERCHANGE IS DESIGNED AS A SPECULATIVE, SINGLE STORY LIGHT INDUSTRIAL GREY-SHELL BUILDING WITH LOADING DOCKS AT THE REAR SIDE OF THE BUILDING. THE 8.3 ACRE SITE IS LOCATED AT THE NORTHEAST CORNER OF SEBRING AVE. AND 80TH STREET, NORTH OF LOOP 202, IN MESA, ARIZONA.

THE BUILDING WILL BE DESIGNED WITH LOAD-BEARING CONCRETE TILT-UP EXTERIOR WALLS AND STEEL JOIST/WOOD DECK ROOF STRUCTURE. THERE WILL BE NO MECHANICAL SYSTEMS IN THE SHELL. PLUMBING WILL BE LIMITED TO ROOF DRAINS AND UNDER-SLAB PIPING. ELECTRICAL DESIGN WILL BE LIMITED TO INTERIOR EXIT LIGHTING AND EXTERIOR PARKING LOT LIGHTING.

STORMWATER RETENTION WILL BE CONTAINED IN SEVERAL PERIMETER SURFACE BASINS WITH AN OVERALL ON-SITE VOLUME ESTIMATED AT 95,000 CF. SITE LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH CITY ORDINANCES.

Vicinity Map

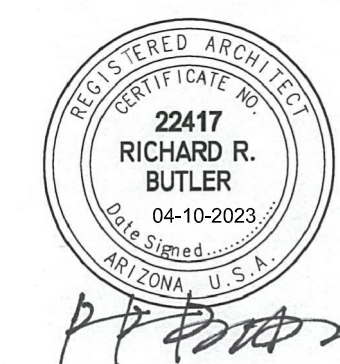


EASTGROUP
PROPERTIES

GATEWAY INTERCHANGE - PHASE III

N.W.C. Loop 202 & Hawes Road
Proposed Industrial Development
Mesa, Arizona

SP-1
SITE PLAN



Butler Design Group, Inc.
architects & planners

04/10/2023
22051_ST05