



MESA ELLIOT

TECHNOLOGY PARK

236 ACRE BUILD-TO-SUIT COMMERCE PARK



APPROVED MESA TECHNOLOGY CORRIDOR OVERLAY

Ellsworth Rd & Elliot Rd, Mesa, AZ



PROPERTY HIGHLIGHTS



±236 Acres Industrial/
Mixed-Use Land



Size Ranges From
±2 Acres to ±108 Acres



Current Zoning:
LI; PEP



Telephone:
Century Link,
Cox Communicaitons



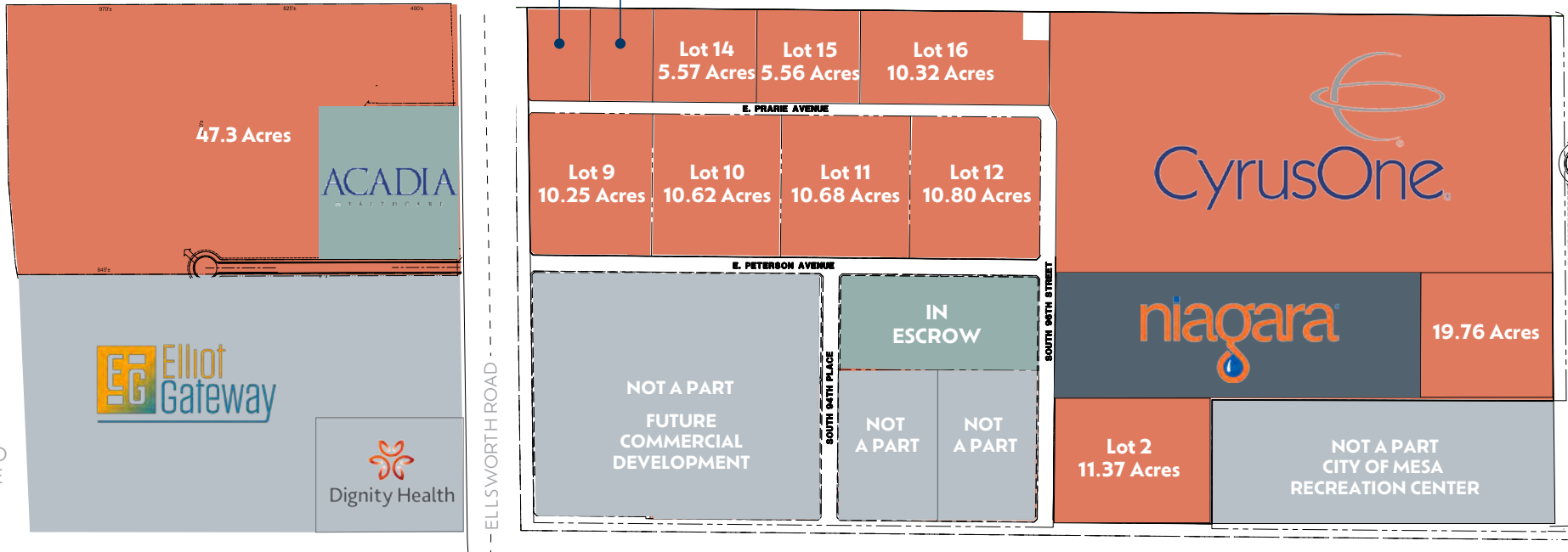
Electricity:
Salt River Project (SRP)



Adjacent to 5,300-Acre
Master Planned
Community of
Estimated 15,000
Residential Units

COMARCH

3.89 Acres



ELLIOT ROAD

ELLIOT ROAD



APACHE JUNCTION

SUPERSTITION SPRINGS

STATE LAND

Google

edgeconnex

COMARCH

niagara

CyrusOne

NTT

STATE LAND

Dignity Health

f

Apple

STATE LAND

STATE LAND

EASTMARK

ROOSEVELTYCD CANAL RD

S. ELLSWORTH RD

E. ELLIOT RD

Phoenix-Mesa Gateway Airport

LOCATION HIGHLIGHTS

- Frontage along Elliot Rd. and Ellsworth Rd.
- ½ mile east of full-diamond interchange at Loop 202 and Elliot Rd.
- 2 full-diamond interchanges on US 60 at Crismon Rd. and Ellsworth Rd.
- 1st phase fully improved
- 3 miles from Phoenix-Mesa Gateway Airport

24

MESA'S ELIOT ROAD TECHNOLOGY CORRIDOR

The Elliot Road Technology Corridor has everything high-tech companies need to expedite development of a facility at a significantly lower cost than any other location in Arizona and possibly the Western U.S. The City of Mesa has proposed rezoning for the Corridor to light industrial (LI PAD) to expedite entitlements and abbreviate the site planning process. The Elliot Road Technology Corridor benefits from significant utility infrastructure improvements to support high tech industries including:



Large Redundant Power Capacity – The Elliot Road Technology Corridor is located adjacent to Salt River Project (SRP) 500kV, 230kV and 69kV transmission lines and Browning receiving station.



Robust Dark Fiber Network – SRP owns and operates the largest independent fiber network in Arizona which includes 1,600 route miles of dark fiber and it is physically diverse from incumbent networks. SRP provides redundant dark fiber to the Elliot Road Technology Corridor, allowing easy access for customers.



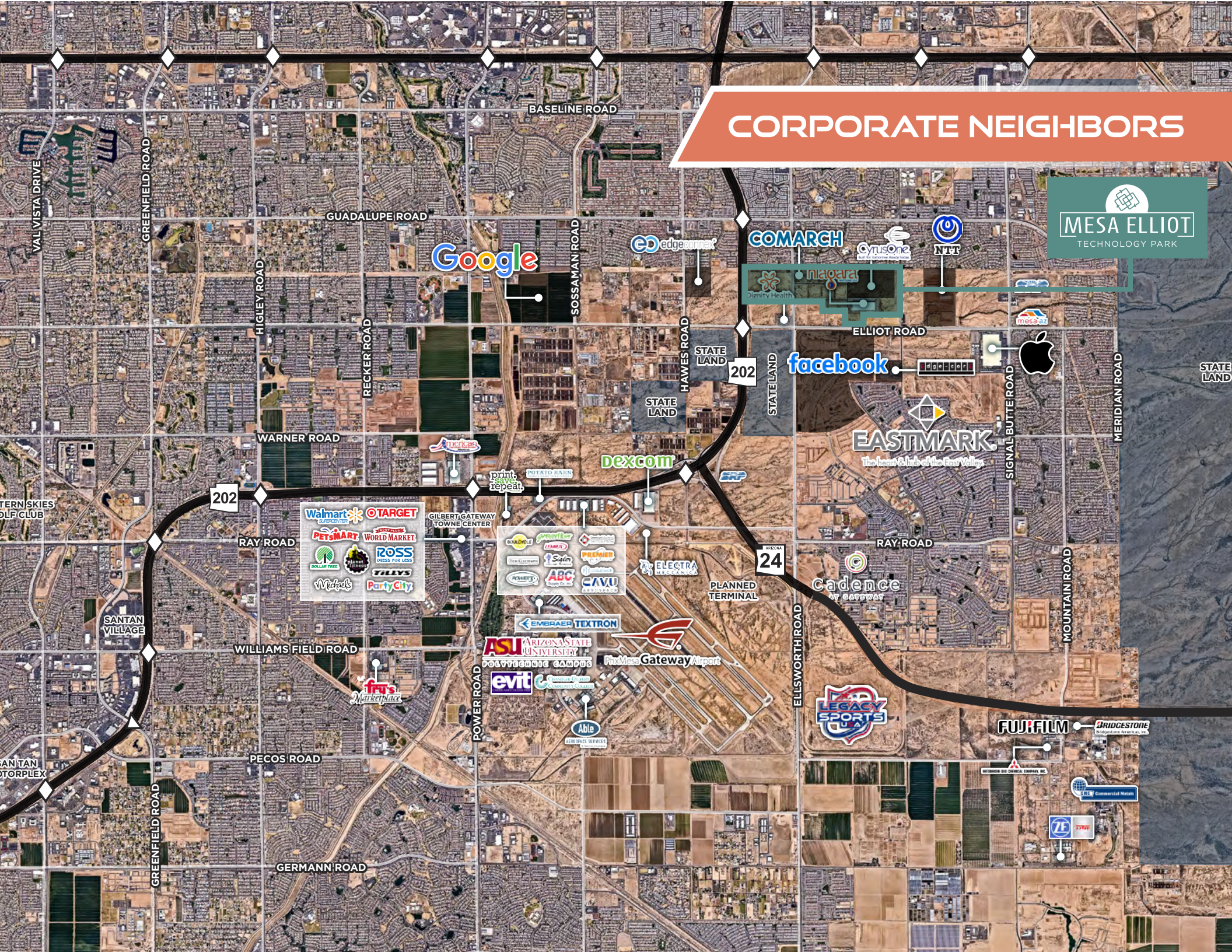
Available Natural Gas – Southwest Gas provides competitively-priced natural gas service to the area.

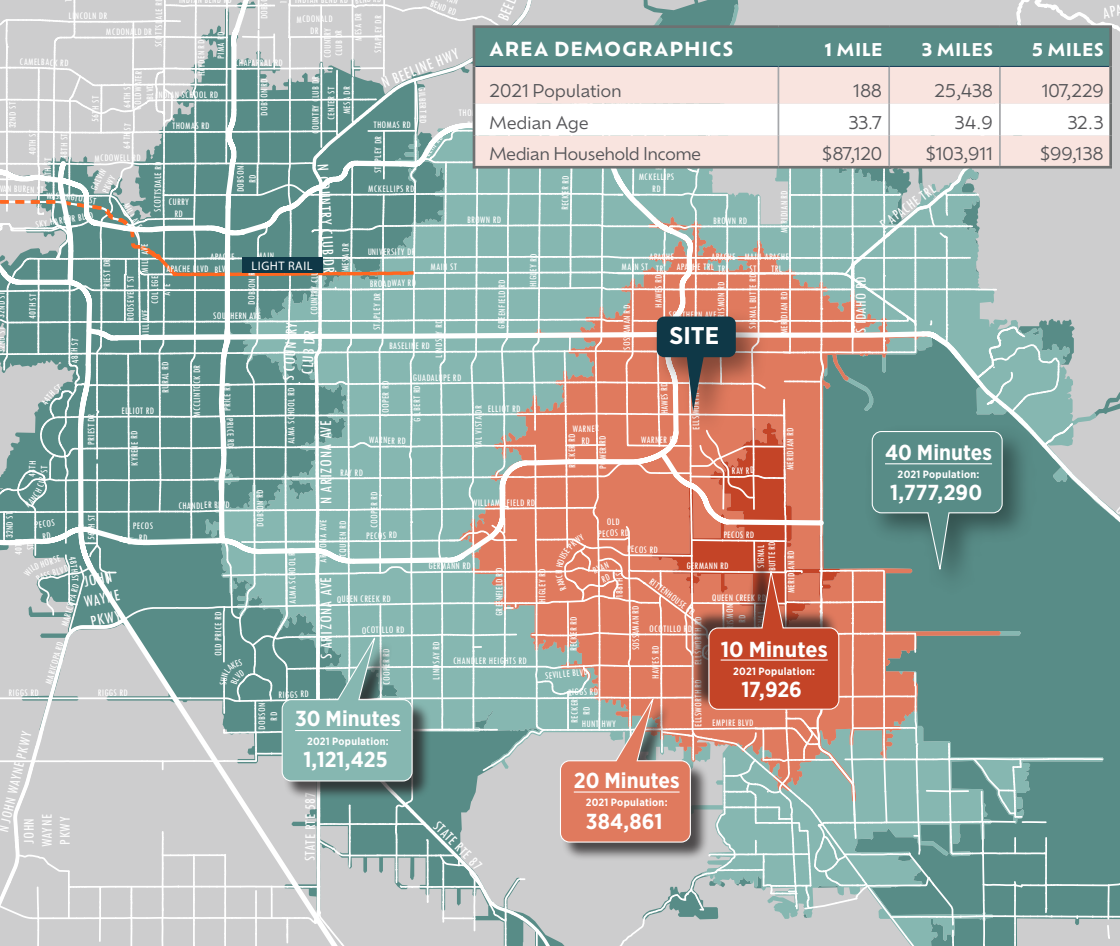


Sufficient Water – provided by the City of Mesa. The Elliot Road Technology Corridor also falls within SRP's Water District, allowing SRP the ability to secure additional water for large water users.



CORPORATE NEIGHBORS





504,000+

More than half a million people live in Mesa, Arizona.

1.4 MILLION

Workforce population within a 30-minute drive.

37TH

Largest city in the U.S. Larger than Miami, Minneapolis, and Atlanta.

BEST RUN CITY

Mesa, AZ ranked one of the best run cities in America. (WalletHub)

2ND

Largest city in Phoenix-Mesa metro. 3rd largest in Arizona.

40% HIGHER

Arizona has a 40% higher job growth rate in the tech sector than the U.S. overall. (Arizona Technology Council)

RANKED 5TH

Mesa ranked #5 in Job Growth. (CityLab)

Sources: <https://www.selectmesa.com/>



One of the lowest labor costs in the western U.S.



The third largest labor pool in the west



An exceedingly accessible geographic region



Shipping costs to California are 15-75% lower than other mountain west markets



An ability to serve 30 million consumers within a one-day truck haul



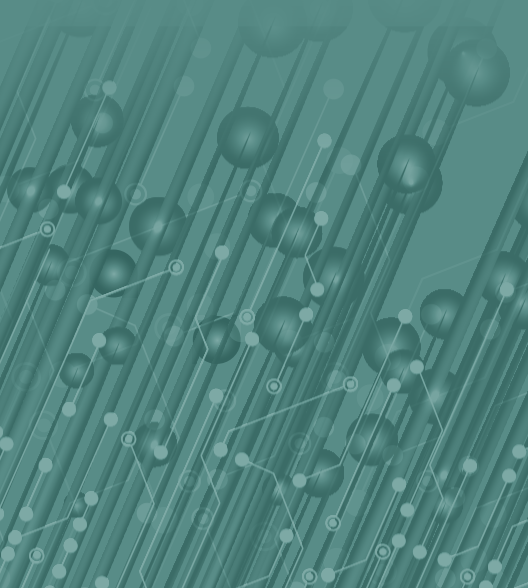
A low-cost operating environment and right to work state



MESA ELLIOT

TECHNOLOGY PARK

DRIVE TIME MAP





MESA ELLIOT

TECHNOLOGY PARK

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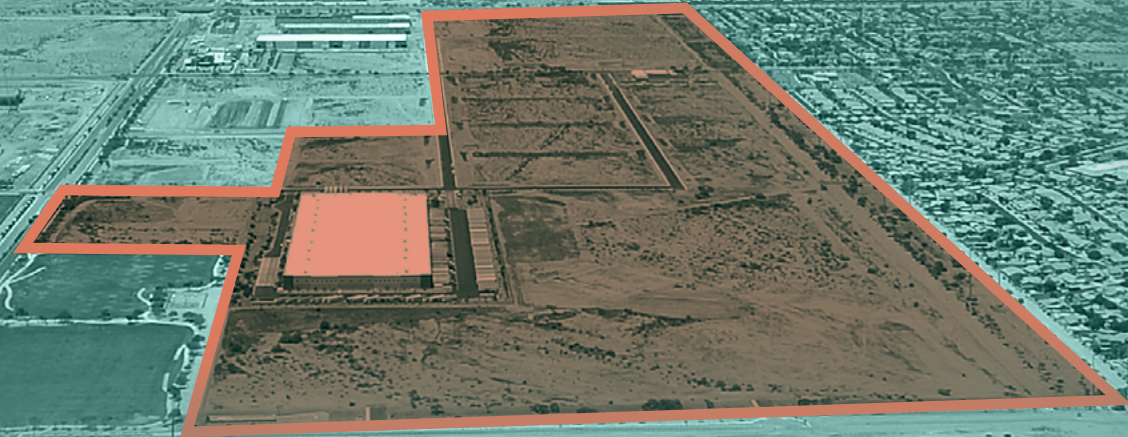
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