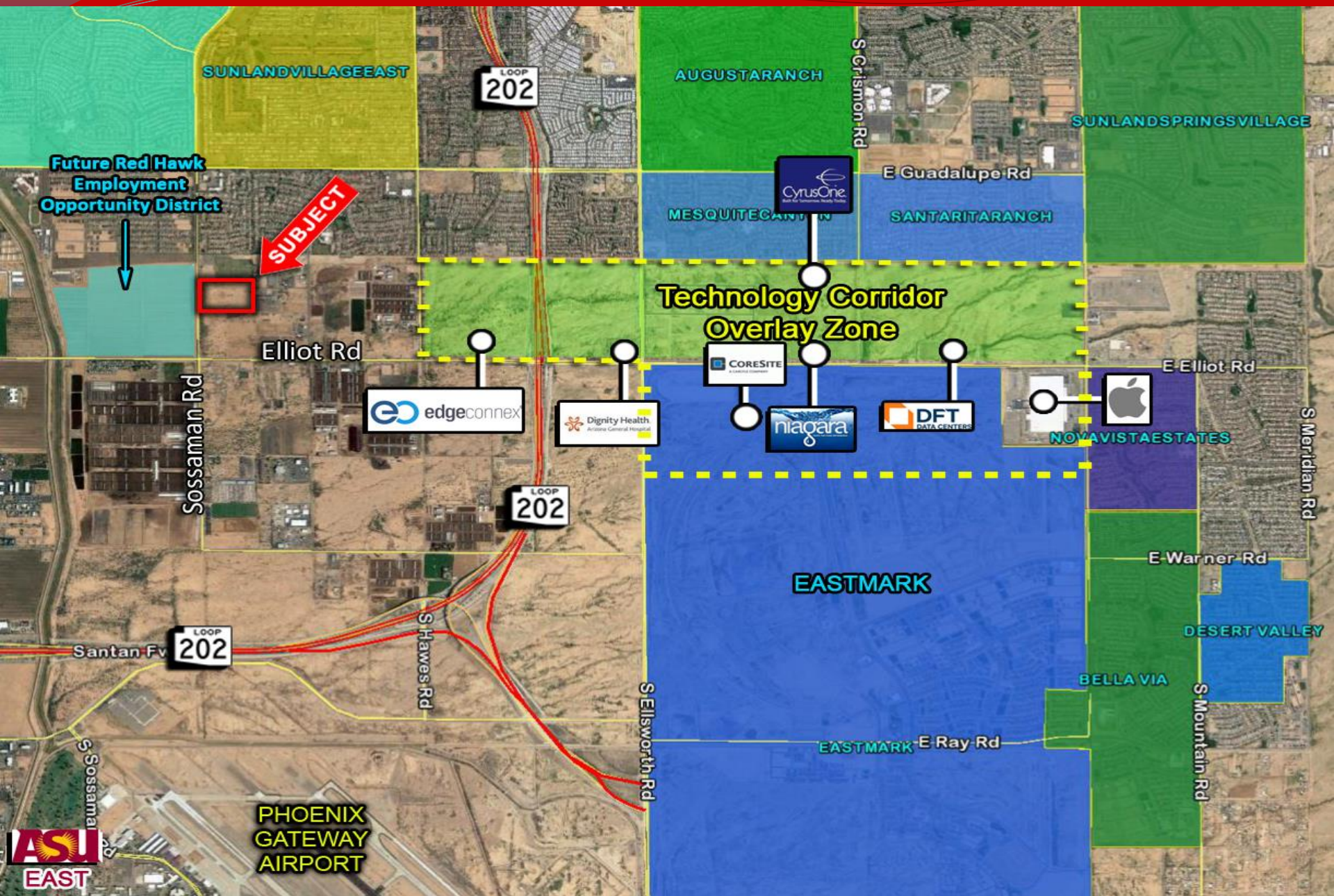
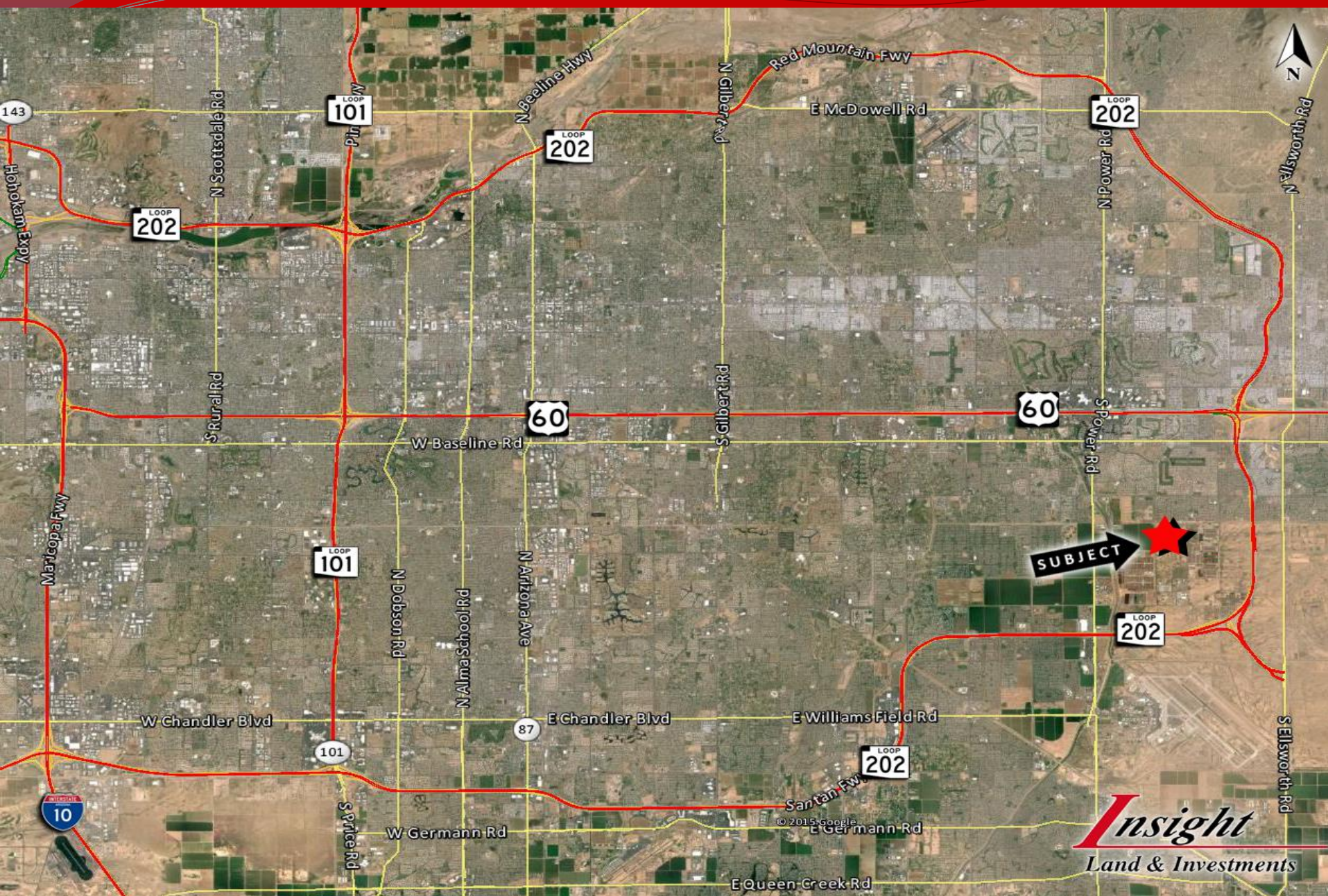




- ❑ **Location:** North of the NEC of Sossaman Rd & Elliot Rd in Mesa AZ.
- ❑ **APN:** 304-04-010H and 304-04-010L
- ❑ **Zoning:** M-1/LI (Light-Industrial)
- ❑ **Size:** +/- 24.9 AC
- ❑ **Price:** Submit Offer
- ❑ **Utilities:** Water and Sewer (City of Mesa)
- ❑ **Power:** Salt River Project
- ❑ **Taxes:** \$ 383.96 (2018)
- ❑ **ARIZONA OPPORTUNITY ZONE LAND:**  
Located within an Arizona Opportunity Zone
- ❑ **Comments:** Great Light Industrial property well located in Mesa's Technology Corridor and Employment Zone. Excellent site ready to develop. Full freeway access via Elliott Road or Guadalupe Road. This is an extremely fast growing area.







## Mesa's Elliot Road Technology Corridor

**Convenient Freeway Access** – State Route Loop 202, US 60 and Interstate 10 links the area to markets across the nation with one-day drive times to the Los Angeles and San Diego markets.

**Airport Access** – The Corridor is within five minutes of Phoenix-Mesa Gateway Airport. Gateway Airport provides commercial service to more than 39 destinations throughout the U.S. via Allegiant Airlines. Gateway Airport is an attractive low-cost solution for air cargo service with three runways that can accommodate the world's largest aircraft. The Corridor is also 30 minutes from the nation's 10th busiest airport, Phoenix Sky Harbor International Airport, which provides commercial and cargo service to technology hubs around the nation and internationally.

**Available Property** – The Corridor has more than 1,000 acres of available, shovel-ready property for projects large and small, with access to a robust infrastructure.

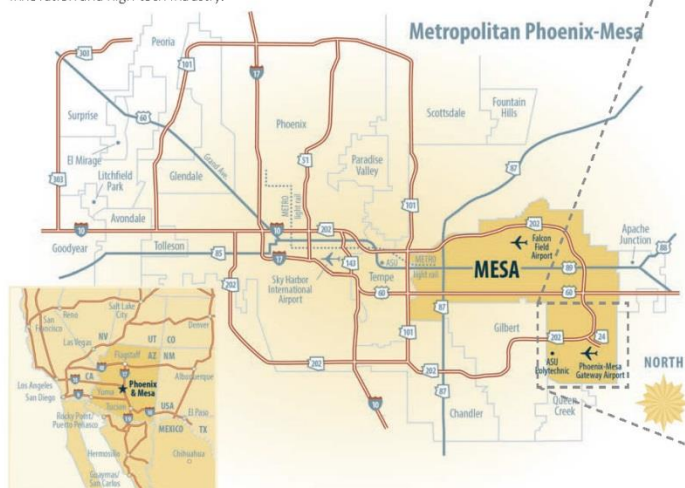
**Arizona State University (ASU) Polytechnic** – The Corridor is in close proximity to ASU's Polytechnic campus with nearly 10,000 students enrolled in science, engineering, management, technology, and education programs.

**Chandler Gilbert Community College** – Also located within a few minutes of the Corridor is Chandler Gilbert Community College's Williams Campus with more than 2,000 students in nursing, aviation, and applied technology programs.

**Mesa's Foreign Trade Zone (FTZ)** – One of the most competitive in the nation, the Mesa FTZ can reduce or defer tariffs and duties, and can reduce property taxes by as much as 72.2% in perpetuity for qualified users.

**Arizona Laboratories for Security and Defense (AZLabs)** – Formerly a U.S. Air Force research facility, the facilities including 93,000 sq. ft. in ten buildings on 6.5 acres, across from Gateway Airport. AZLabs has retained the security protocols of the U.S. Air Force Research Laboratory and can support a broad range of sensitive projects. The facility offers the ability for companies to conduct modeling and simulation research and prototype evaluations.

**Elliot Road Streetscape Improvements** – The City of Mesa is investing over \$17 million in streetscape and roadway improvements for Elliot Road, which will include road-widening to six lanes, street median improvements, landscaping and place-making efforts, further reinforcing the Elliot Road Technology Corridor's identity as an area for innovation and high-tech industry.

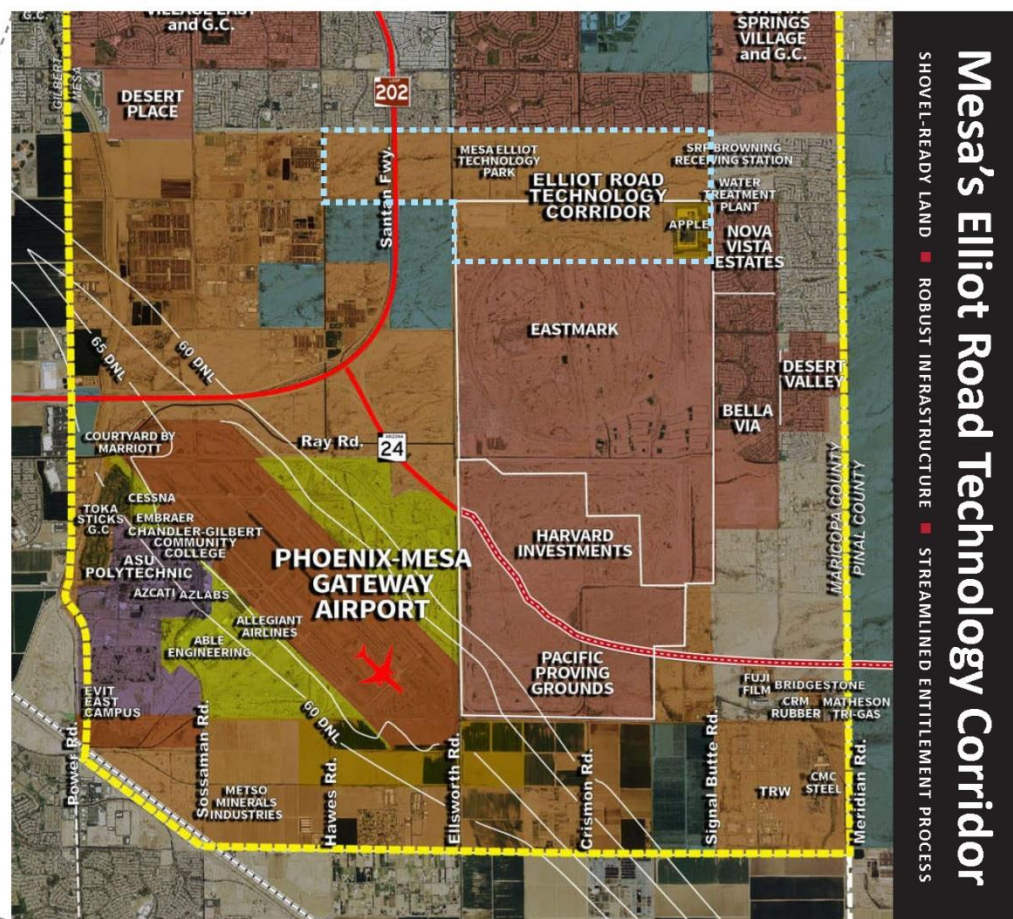


**Data Center Tax Exemption** – Urban data centers that invest a minimum \$50 million into land, buildings, modular units and equipment may qualify for an exemption from retail transaction privilege tax and use tax for data center equipment purchases.

**Low Risk of Natural Disaster** – The Phoenix-Mesa metro area consistently ranks among the safest places in the U.S. for high-tech companies to do business because of its low risk of natural disaster. A 2008 study, conducted by Sustain-Lane, ranked Mesa as the safest place in the nation when considering natural disaster risks such as hurricanes, flooding, catastrophic hail, tornado super-outbreaks, and earthquakes.



Mesa's Elliot Road  
Technology Corridor ■■■■  
Mesa Gateway Area ■■■■



**Mesa's Elliot Road Technology Corridor**  
SHOVEL-READY LAND ■ ROBUST INFRASTRUCTURE ■ STREAMLINED ENTITLEMENT PROCESS

**Streamlined Entitlement Process** – The City of Mesa has created a Planned Area Development Zone in the Corridor that reduces entitlement risk and greatly expedites the development process. The Overlay Zone is designated as light industrial, but landowners can keep their current zoning until they are ready to develop their property, at which time they can opt-in to the Overlay Zone. When opting in, they are only required to submit the proper paperwork for administrative approval. No public hearings or further City Council action is required. Projects that might have taken up to six months to go through the entitlement process, can get approval as fast as a few weeks.

**Large, Affordable, Redundant Power Capacity** is provided by Salt River Project (SRP), perfect for companies requiring large amounts of redundant, dedicated power (20MW or more).

**Robust Fiber Network** – Multiple fiber providers in the Corridor provide extensive interconnectivity and redundancy for high-tech industry needs. SRP, Zayo, CenturyLink and Cox all provide dark and lit fiber services to the Elliot Road Technology Corridor, allowing companies to achieve redundancy amongst providers and connect diversely with all major data centers within the metro area. Furthermore, the City-owned E-Streets Conduit Loop, stretching 36 miles through East Mesa and the Corridor, provides an underground network of twelve 2" fiber conduits which can be leased by fiber providers and private industry, allowing for accelerated fiber expansion and increased network operational control.

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

**Abundant Water and Waste Water Capacity** – The City of Mesa maintains a substantial water and wastewater infrastructure network in the Corridor, and is continuing to expand to accommodate for future industry growth. The City is investing over \$150 million to construct the Signal Butte Water Treatment Plant, which will add an additional 24 million gallons per day (MGD) of pumping capacity to the area by Summer 2018. In addition, a \$200 million expansion of the existing Greenfield Water Reclamation Plant will also enhance wastewater capacity in the area by 14 MGD, bringing the total plant capacity to 30 MGD.



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