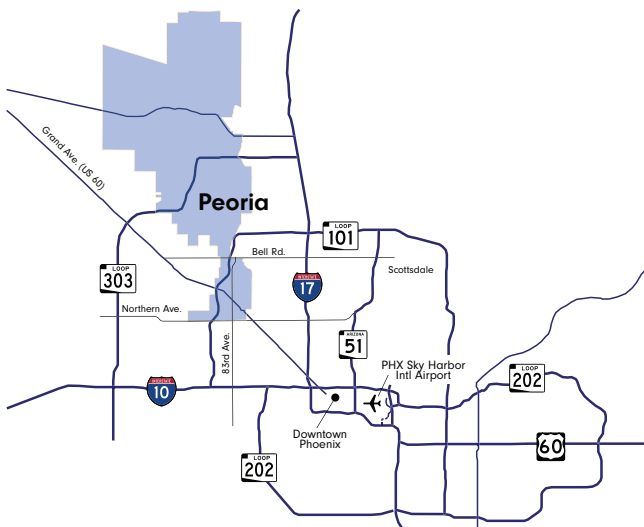




PEORIA IS THE PLACE  
WHERE OPPORTUNITY MEETS SUCCESS

# Key Employment Sites and Development Opportunities



City of Peoria Arizona  
Economic Development Services  
9875 N. 85th Ave. Peoria AZ 85345

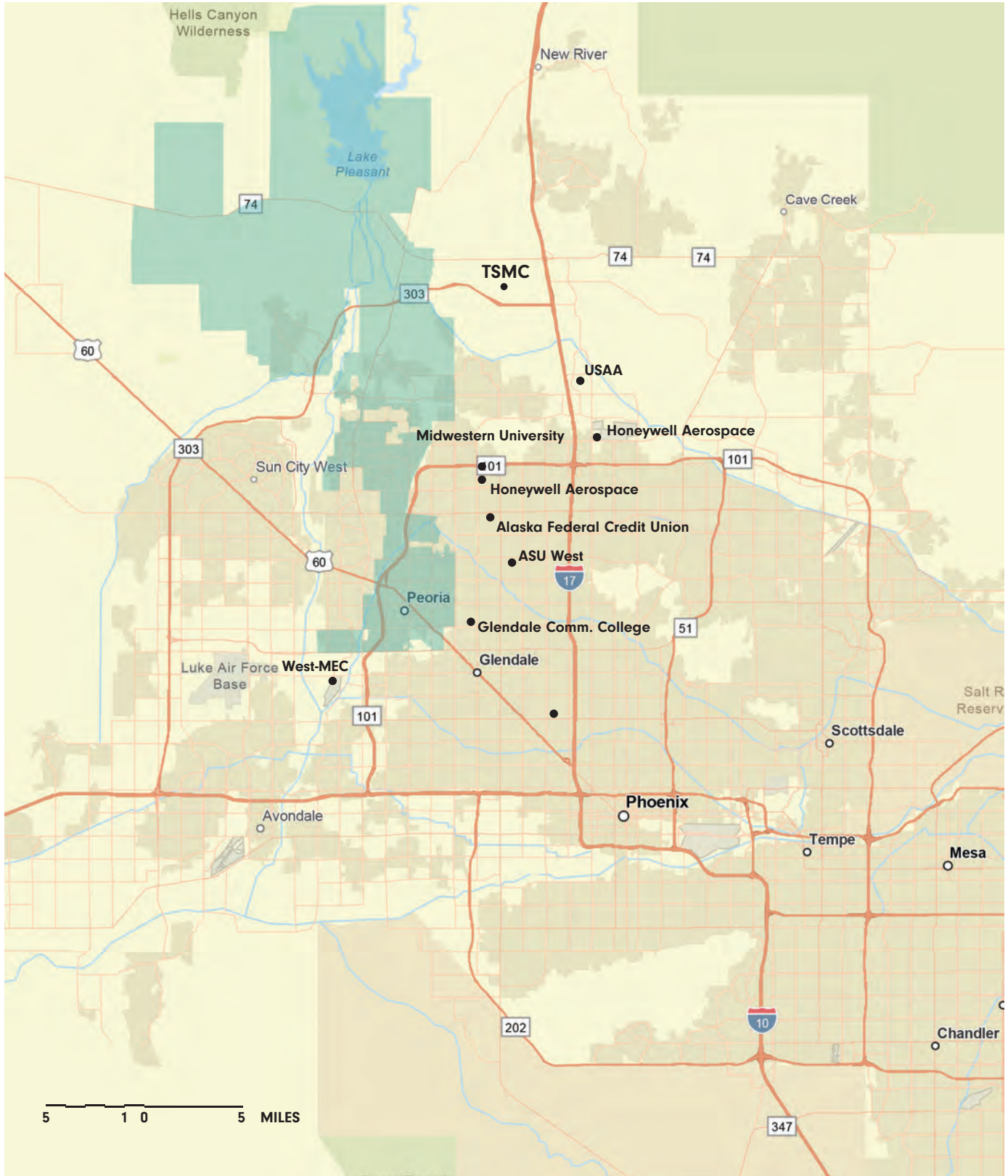
Susana Trasente  
Project Manager  
623-773-7642  
[susana.trasente@peoriaaz.gov](mailto:susana.trasente@peoriaaz.gov)



# PEORIA IS THE PLACE

WHERE OPPORTUNITY MEETS SUCCESS

## Peoria within Greater Phoenix region



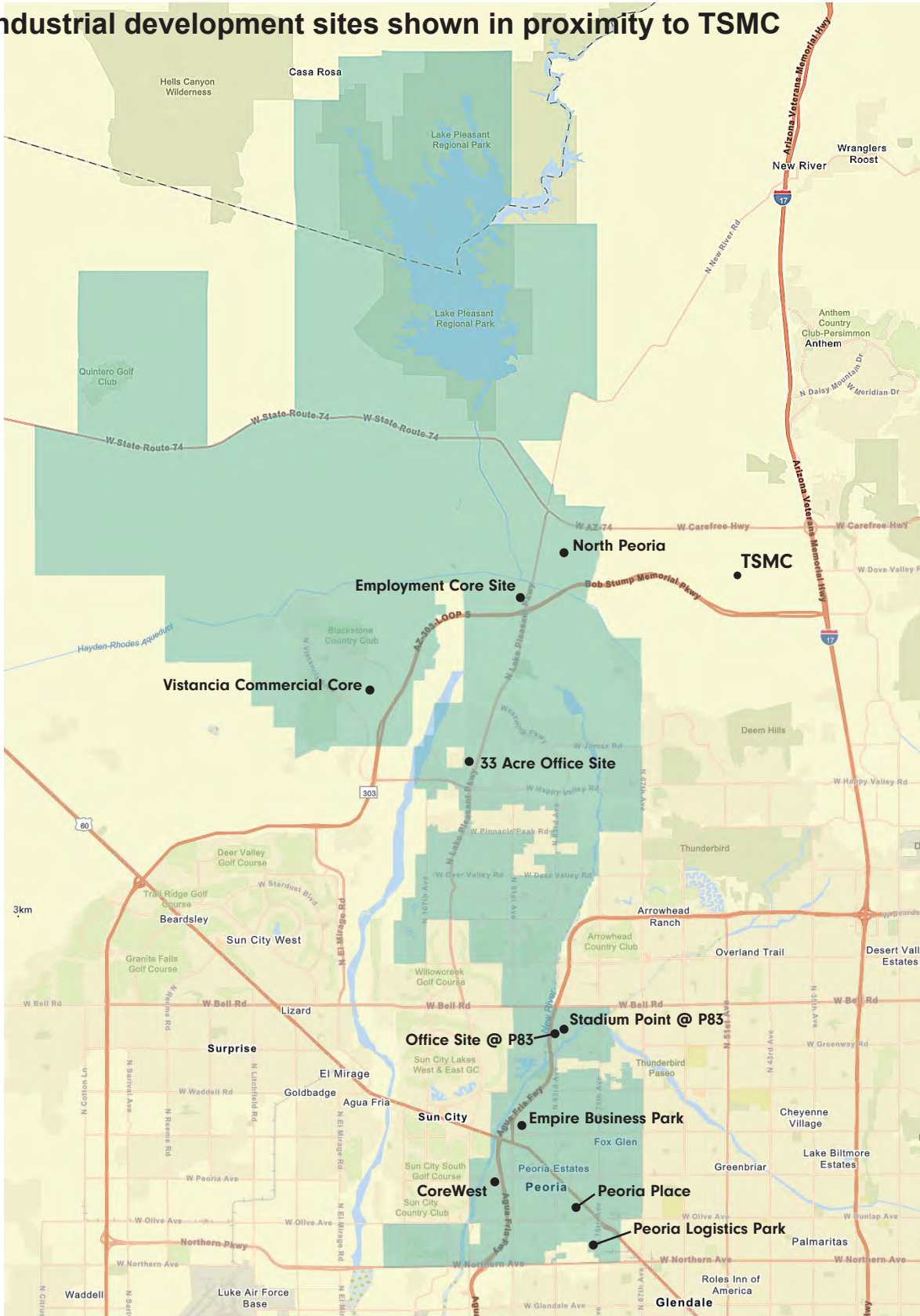




# PEORIA IS THE PLACE

WHERE OPPORTUNITY MEETS SUCCESS

## Peoria industrial development sites shown in proximity to TSMC



# PEORIA IS THE PLACE

## Welcome to your global business location

Peoria, Arizona, is an exceptional and top-ranked community for your new business location. Named the "Number 1 City to Live, Work and Play in Arizona in 2021" by *AZ Big Media*, Peoria is a premier and thriving community that welcomes new families and new businesses. Our fast-growing and remarkable community offers exceptional potential for your clients and company. We invite you to be part of our exciting future and community.

## Peoria Is Your Smart Business Move

Peoria is ideally located in the northwest Greater Phoenix region. The city has easy access to major highways and interstates, including I-10, I-17, Loop 101, Loop 303, and Arizona State Route 60. This provides convenient and efficient access to California, Mexico and other domestic markets. North Peoria is within minutes of TSMC, one of the world's largest microchip manufacturing companies.

Peoria is a business-friendly community with lower costs of doing business and less regulations than neighboring states. Our Mayor and city leadership promote a pro-business environment. And, our superb team of economic development professional are ready to help you find the perfect location for your business weather you are just starting out or interested in expanding or relocating.

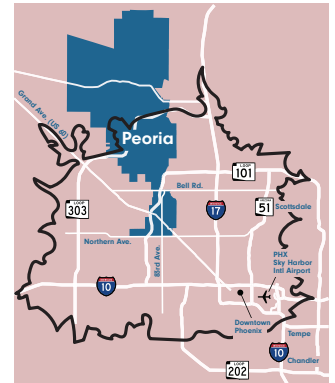
Hire smart with a workforce of more than 1 million within a 30 minute commute. Peoria's workforce is strong and diverse. The region has strong job growth in healthcare, logistics, distribution, and manufacturing.

Peoria is surrounded by public and private universities graduating thousands of highly skilled professionals each year.

Peoria has identified the following industry sectors as high-value targets for business attraction.

- Semiconductors / Suppliers
- Advanced Business /Finance
- Healthcare /Bioscience
- Advanced Manufacturing
- Innovation / Entrepreneurial

## Regional Advantages



30 minute drive time from south Peoria  
2.4 million population  
1.1 million workers

# #1

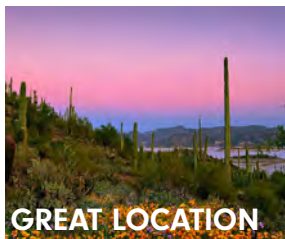
Peoria is the #1 city to Live, Work and Play in 2021  
(Ranking Arizona)

# 16,480

Semiconductor and related device manufacturing jobs in the Greater Phoenix metro area

# 75%

Lower shipping costs to California from Greater Phoenix vs. other mountain west markets



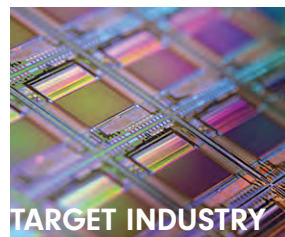
**GREAT LOCATION**



**PRO-BUSINESS**



**YOUR WORKFORCE**



**TARGET INDUSTRY**

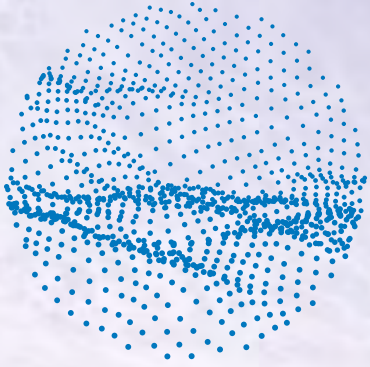
Susana.Trasente, Project Manager  
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PEORIA IS THE PLACE  
WHERE OPPORTUNITY MEETS SUCCESS

[www.peoriaed.com](http://www.peoriaed.com)





# CALIBER

BY GREYSTAR

**3 BUILDING INDUSTRIAL PARK**  
79th Avenue and Grand Avenue,  
Peoria, AZ



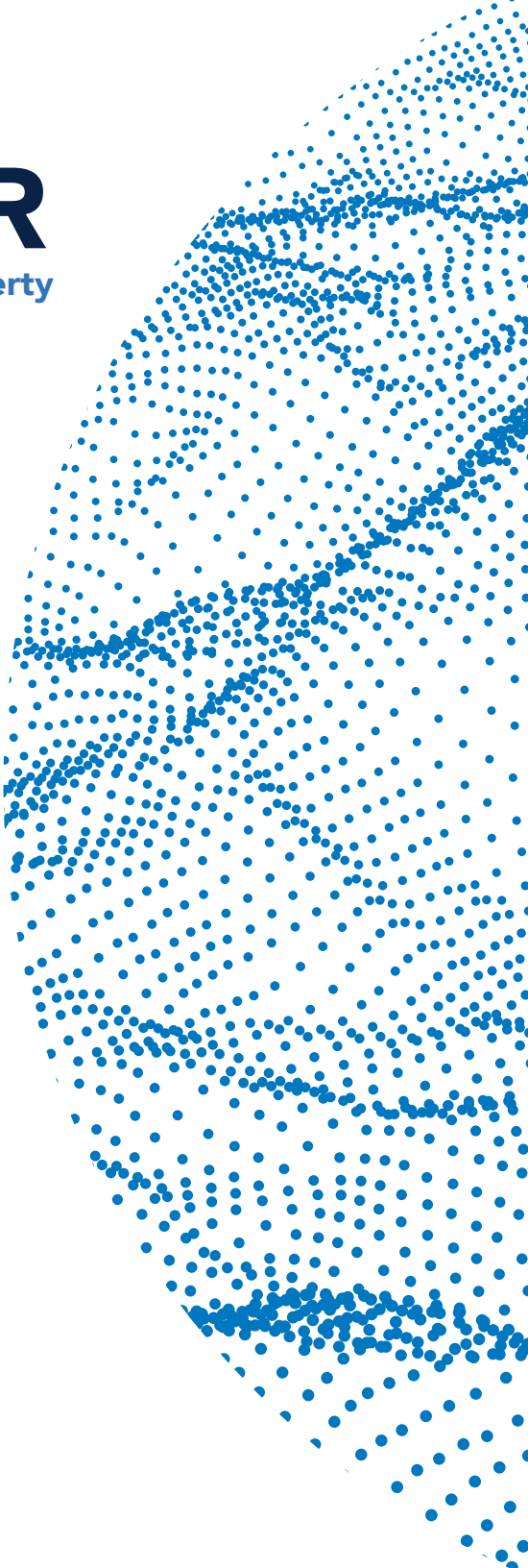
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# CALIBER

A Greystar Logistics Property

A new Class A industrial park offering a range of ±114,446 SF to ±174,609 SF, located on the southwest corner of 79th Avenue and Grand Avenue in Peoria, Arizona. This 3-building park has fantastic visibility along the U.S. 60 and sits just 2 miles from Loop 101, providing users with excellent access to Interstate 10. The site is minutes away from an abundant amount of retail, dining, and entertainment options including all the action at Westgate, State Farm Stadium, and the Tanger Outlets. Greystar Logistics is proud to bring this brand-new development to an underserved area, offering tenants all the benefits of logistics, distribution, and manufacturing space solutions in the Greater Phoenix area.



	BLDG. A	BLDG. B	BLDG. C
<b>BUILDING SIZE</b>	114,446 SF Divisible	122,863 SF Divisible	174,609 SF
<b>DIMENSIONS</b>	210' deep x 536' long	210' deep x 577' long	260' deep x 664' long
<b>CONFIGURATION</b>	Rear Load	Rear Load	Rear Load
<b>CLEAR HEIGHT</b>	32'	32'	32'
<b>TRUCK COURT</b>	137'	190' (Shared)	190' (Shared)
<b>DOCK DOORS</b>	28	34	37
<b>DRIVE-IN DOORS</b>	2 (12' x 14')	2 (12' x 14')	2 (12' x 14')
<b>CAR PARKING</b>	186	158	210
<b>LIGHTS</b>	LED	LED	LED
<b>COLUMN SPACING</b>	50' x 52' with 60' speed bay	50' x 52' with 60' speed bay	50' x 52' with 60' speed bay
<b>POWER</b>	3,000 amp (expandable)	3,000 amp (expandable)	3,000 amp (expandable)
<b>SLAB THICKNESS</b>	6" Unreinforced 4000 PSI concrete	6" Unreinforced 4000 PSI concrete	7" Unreinforced 4000 PSI concrete
<b>ROOF SYSTEM</b>	Panelized roof structure, TPO membrane, 20 year warranty		
<b>SPRINKLERS</b>	ESFR	ESFR	ESFR



- Raceway infrastructure to:**
- 1) expand power capacity from 3000A to 6000A per building
  - 2) support roof mounted solar panel system
  - 3) EV charging stations capability



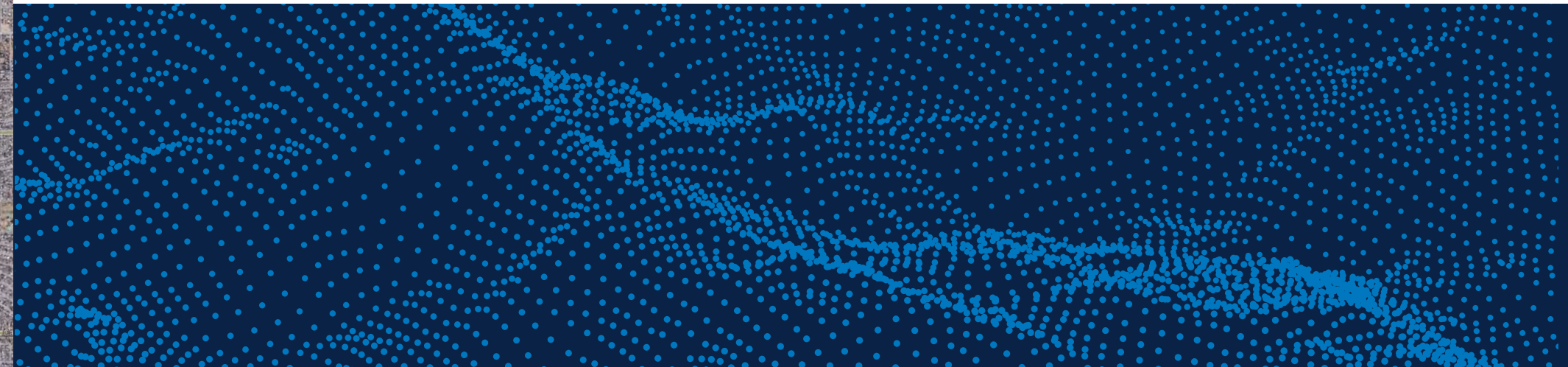
Each building will have an office TI with 1,500-2,000 SF of space and a single warehouse bay of lighting installed



# LOCATION & CORPORATE NEIGHBORS



Caliber by Greystar is located just minutes from an incredible variety of daily dining and shopping options, family fun entertainment, and sporting events.







LAKE PLEASANT

## WHY PEORIA?

AZ Big Media ranked Peoria as the best city in Arizona for living, working and playing in 2021. In addition to its high-performing schools, Peoria is nationally recognized for its award-winning infrastructure, sustainability program, parks, and public safety. Throughout Peoria, you will find top-notch shopping, chef-driven restaurants, entertainment, and a thriving arts scene.



**39**

parks



**31**

miles of trails



**5**

golf courses



**3**

public pools



**2**

public libraries



**20**

public art pieces



**A+**

schools



**2**

theaters

## DEMOGRAPHICS

	10 MIN	20 MIN	30 MIN
<b>2022 TOTAL POPULATION</b>	282,541	1,377,043	2,454,481
<b>2027 TOTAL POPULATION</b>	289,747	1,417,952	2,545,299
<b>MEDIAN AGE</b>	36	34	35
<b>MEDIAN HH INCOME</b>	\$57,194	\$60,938	\$67,216
<b>TOTAL LABOR FORCE</b>	136,532	672,151	1,223,225

## INDUSTRY CONCENTRATION

within a 30 minute drive



**1,168**

transp./warehouse firms

**71,591**

transp./warehouse employees

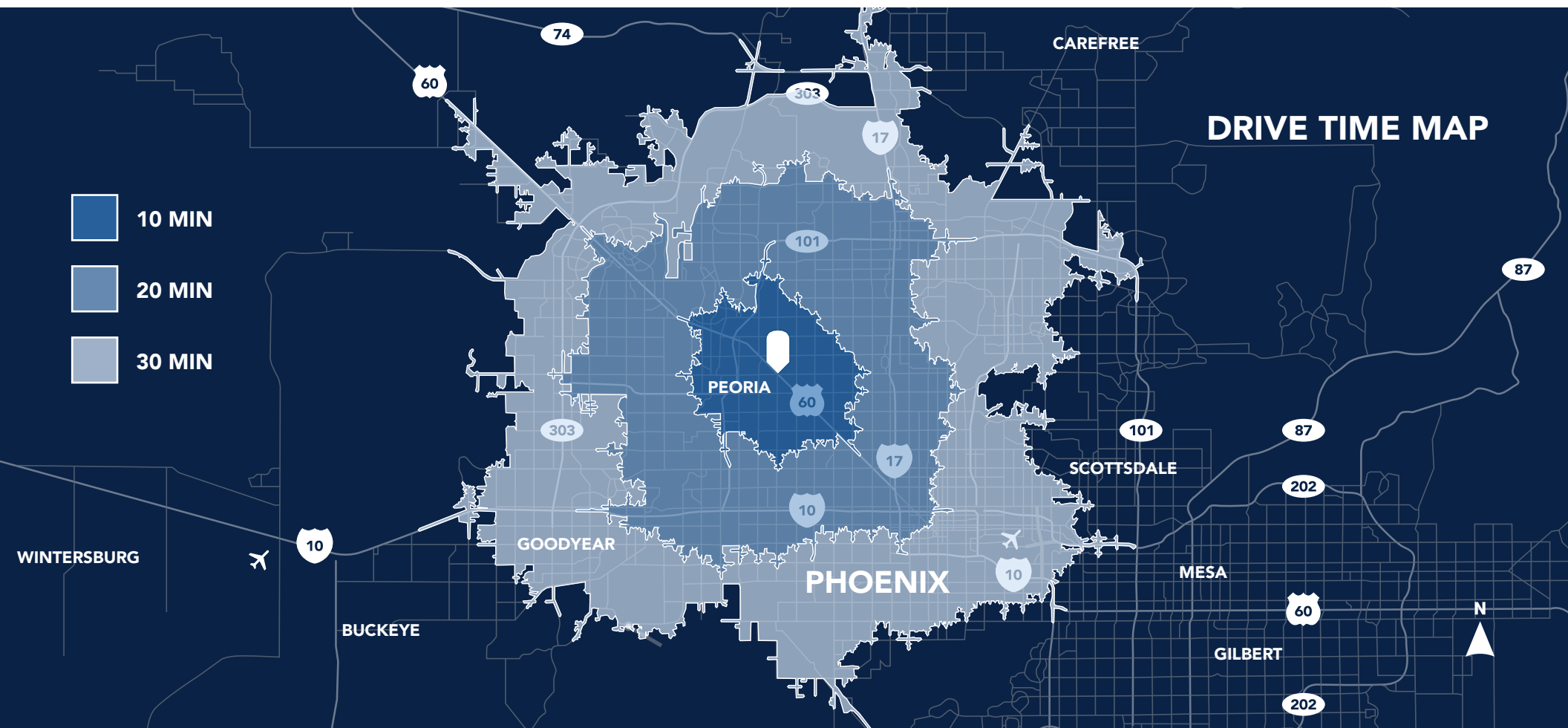
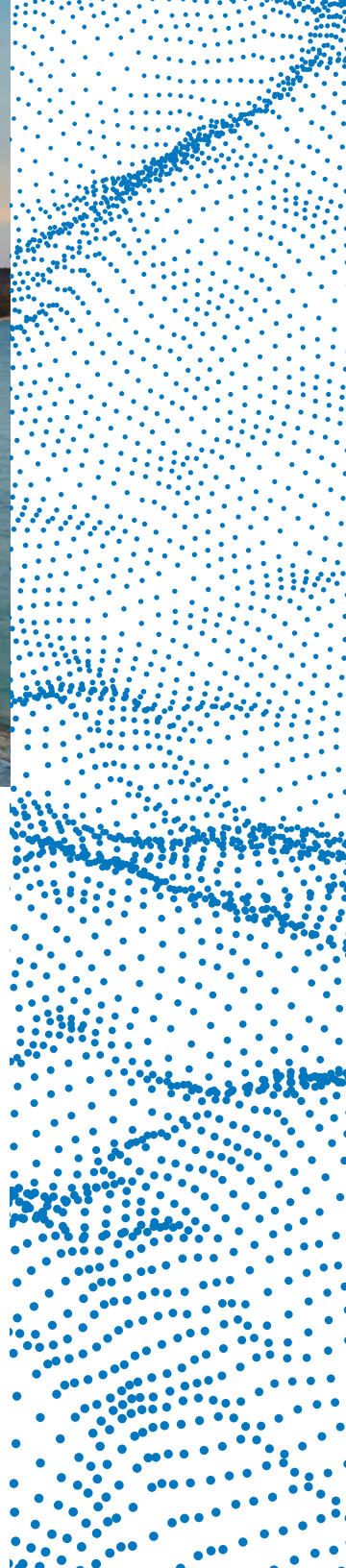


**2,282**

manufacturing firms

**71,591**

manufacturing employees



DRIVE TIME MAP

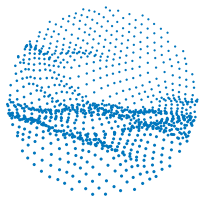


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**CALIBER**  
BY GREYSTAR

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# CACTUS 101

BUSINESS PARK

W CACTUS RD & N 91ST AVE | PEORIA, ARIZONA



**±141,000 SF**  
**BUILDINGS 1 & 2**

**Hopewell**<sup>^</sup>  
DEVELOPMENT

**N** NICOLA  
WEALTH  
REAL ESTATE







# CACTUS 101

## BUSINESS PARK

Cactus 101 Business Park is strategically located in the West Valley of metropolitan Phoenix delivering in the first quarter of 2023. The project sits immediately off Loop 101 and Cactus Road in the city of Peoria. The site consists of two Class A multi-tenant industrial buildings totaling 141,000 square feet on 9.11 acres. The buildings have best in class amenities which include abundant dock high and grade level loading, 28-foot clear height, substantial power, and ample parking. Cactus 101 will be the first multi-tenant industrial park built in Peoria in approximately a decade. The city welcomes this much needed development and expects the buildings to lease quickly.



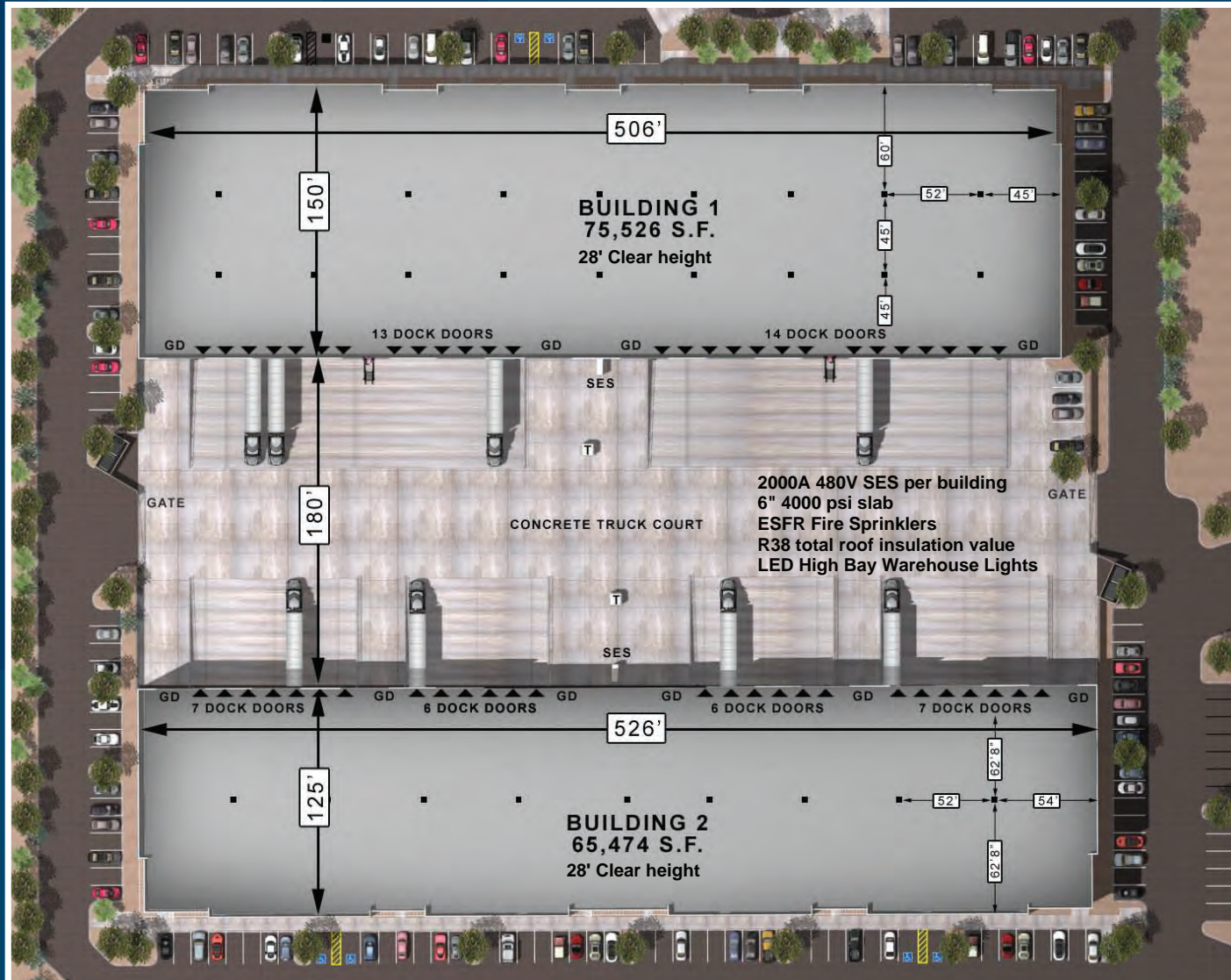
## BUILDINGS 1 & 2

<b>APN</b>	200-97-411
<b>BUILDING SIZE (SF)</b>	BLDG 1: 75,526 BLDG 2: 65,474
<b>SITE SIZE (ACRES)</b>	9.11
<b>SITE COVERAGE</b>	35.5%
<b>ZONING</b>	PAD
<b>CLEAR HEIGHT</b>	28'
<b>PARKING SPACES</b>	228 / 1.6:1,000 SF
<b>OFFICE FIT-OUT</b>	10%
<b>SLAB</b>	6" 4000 psi
<b>POWER</b>	2,500 amps 480V per bldg
<b>LIGHTING</b>	LED
<b>LOADING</b>	Bldg 1: 27 dock high Bldg 2: 26 dock high
<b>GRADE LEVEL DOORS</b>	Bldg 1: 2 (12' x 14') & 2 (16' x 14') Bldg 2: 4 (12' x 14') & 2 (16' x 14')
<b>CONSTRUCTION</b>	Tilt panel walls, panelized roof with steel trusses and wood deck, R38 roof insulation value
<b>FENCED / SECURED</b>	Concrete truck court with electronic rolling gates
<b>SPRINKLER</b>	ESFR

# UNPARALLELED ACCESS

The Cactus 101 Business Park is located at the intersection of North 91st Avenue (Loop 101) and Cactus Road in Peoria, AZ. This site is positioned in a prime location for various industrial companies to thrive. With easy access to several full diamond interchanges along the Loop 101, the new Northern Parkway now makes this campus even more accessible as it connects the Loop 101 to the Loop 303. Interstate 10 is 12 miles south and Interstate 17 is 12 miles going east along the Loop 101. There isn't a more convenient business park in the West Valley.

## BUILDINGS 1 & 2 SITE PLAN





# CITY OF PEORIA, ARIZONA

Located just 30 minutes northwest of downtown Phoenix, Peoria has blossomed into a rapidly-growing, modern city that offers a high quality of living. Residents enjoy access to numerous parks, trails, and other outdoor activities, as well as MLB Spring Training and other cultural centers like theatres, museums, and a year-round calendar of special events. In 2021, *Ranking Arizona* named Peoria the No. 1 city to live, work and play in Arizona.

## PHOENIX METRO AREA



## LET'S TALK

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# CACTUS 101

BUSINESS PARK

W LARKSPUR DR NEAR N 89TH AVE | PEORIA, ARIZONA



**±93,000 SF**  
**BUILDING 3**

**Hopewell**<sup>^</sup>  
DEVELOPMENT

**N** NICOLA  
WEALTH  
REAL ESTATE





# CACTUS 101 BUSINESS PARK

Cactus 101 Business Park is strategically located in the West Valley of metropolitan Phoenix delivering in the first quarter of 2023. The project sits immediately off Loop 101 and Cactus Road in the city of Peoria. The site consists of one Class A industrial building totaling 92,615 square feet on 5.09 acres. The building has best in class amenities which include abundant dock high and grade level loading, 32-foot clear height, substantial power, and ample parking. The city welcomes this much needed development and expects the building to lease quickly.



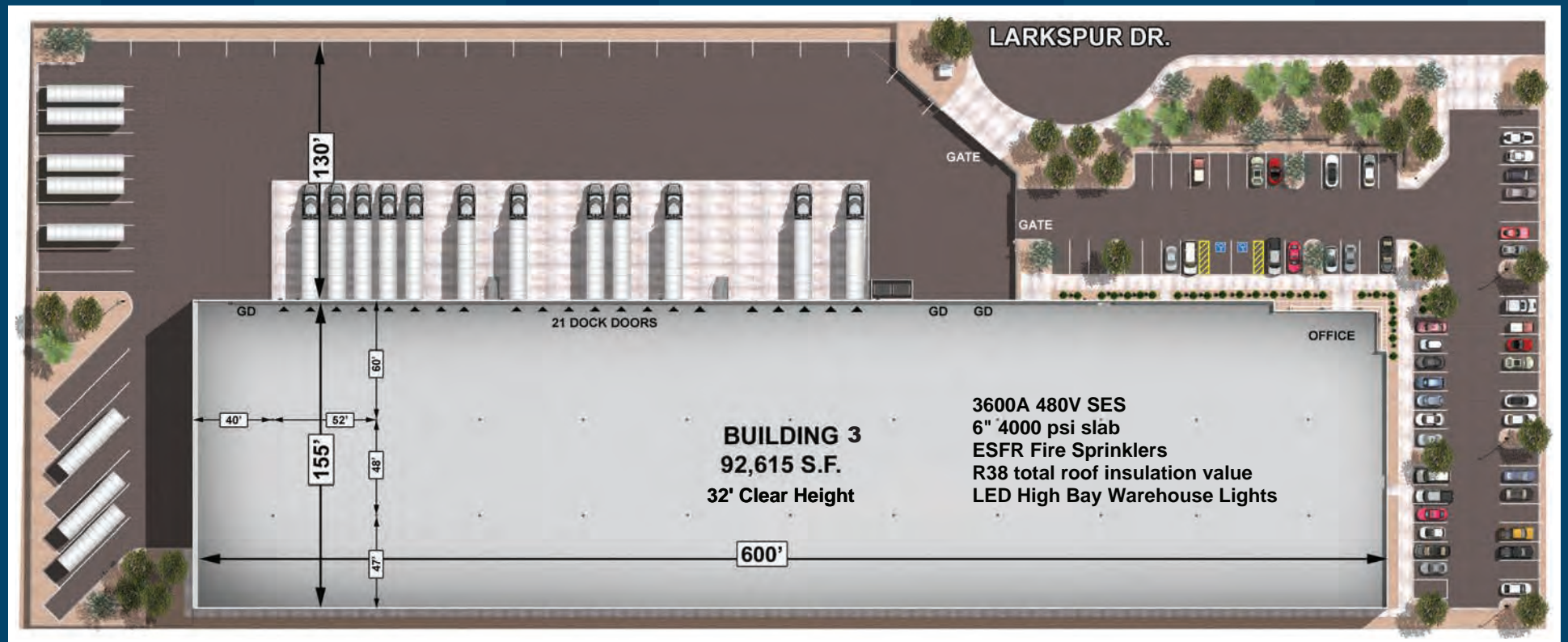
## BUILDING 3

<b>APN</b>	200-79-985
<b>BUILDING SIZE (SF)</b>	±92,615
<b>OFFICE SPACE (SF)</b>	±2,000
<b>SITE SIZE (ACRES)</b>	5.09
<b>SITE COVERAGE</b>	41.78%
<b>ZONING</b>	PAD
<b>CLEAR HEIGHT</b>	32'
<b>PARKING SPACES</b>	76
<b>TRAILER STALLS</b>	16 Trailer Stalls (or potential yard)
<b>OFFICE FIT-OUT</b>	5%
<b>SLAB</b>	6" 4000 psi
<b>POWER</b>	3,600 amps 480V
<b>LIGHTING</b>	LED
<b>LOADING</b>	21 Dock High Doors
<b>GRADE LEVEL DOORS</b>	1 (12' x 14') & 2 (16' x 14')
<b>CONSTRUCTION</b>	Tilt panel walls, panelized roof with steel trusses and wood deck, R38 roof insulation value
<b>FENCED / SECURED</b>	Truck court is fully fenced and gated
<b>SPRINKLER</b>	ESFR

# UNPARALLELED ACCESS

The Cactus 101 Business Park is located at the intersection of North 91st Avenue (Loop 101) and Cactus Road in Peoria, AZ. This site is positioned in a prime location for various industrial companies to thrive. With easy access to several full diamond interchanges along the Loop 101, the new Northern Parkway now makes this campus even more accessible as it connects the Loop 101 to the Loop 303. Interstate 10 is 12 miles south and Interstate 17 is 12 miles going east along the Loop 101. There isn't a more convenient business park in the West Valley.

## BUILDING 3 SITE PLAN





# CITY OF PEORIA, ARIZONA

Located just 30 minutes northwest of downtown Phoenix, Peoria has blossomed into a rapidly-growing, modern city that offers a high quality of living. Residents enjoy access to numerous parks, trails, and other outdoor activities, as well as MLB Spring Training and other cultural centers like theatres, museums, and a year-round calendar of special events. In 2021, *Ranking Arizona* named Peoria the No. 1 city to live, work and play in Arizona.

## PHOENIX METRO AREA



**LEGEND**

- CACTUS 101 BUSINESS PARK
- FULL DIAMOND INTERCHANGE
- HALF DIAMOND INTERCHANGE

## LET'S TALK

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**MAY 2024  
COMPLETION**



**TO BE DELIVERED IN 'SPEC' CONDITION INCLUDING:**

- » 100% Air-Conditioning
- » Spec Office
- » Secured Yard
- » 10 Dock Packages
- » LED Lighting
- » Loop 101 Frontage

# FULLY IMPROVED PROJECT

8850 WEST SWEETWATER AVENUE, PEORIA, ARIZONA

# 153,145 SF CLASS A

INDUSTRIAL DEVELOPMENT WITH LOOP 101 FRONTAGE



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mike.ciosek@kidder.com

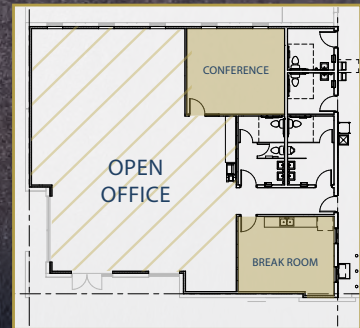
ERIC BELL, SIOR  
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eric.bell@kidder.com





# PROPERTY SPECIFICATIONS

## 153,145 SF



2,000 SF SPEC OFFICE  
APPROX. SPEC OFFICE AREA

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# PROPERTY ADVANTAGES

Proximity to new TSMC Fab Plant

Loop 101 Visibility 95,000 VPD

Fully-Secured Truck Court

144 Auto Parking Spaces

3,000 AMPS 277/480V 3-Phase Power

65,000 SF Yard Space



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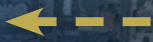
**km** Kidder Mathews

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A TIAA Company

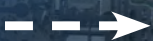
**KBCADVISORS**



INGRESS



EGRESS



95,598 VPD

LOOP 101

N 91ST AVE

GRAND AVE

W CACTUS RD



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## DEMOGRAPHICS

POPULATION	10 MINS	20 MINS	30 MINS
2027 Projection	273,675	1,492,411	2,562,520
2022 Population	265,018	1,448,137	2,471,225
5 Year Growth	3.16%	2.97%	3.56%

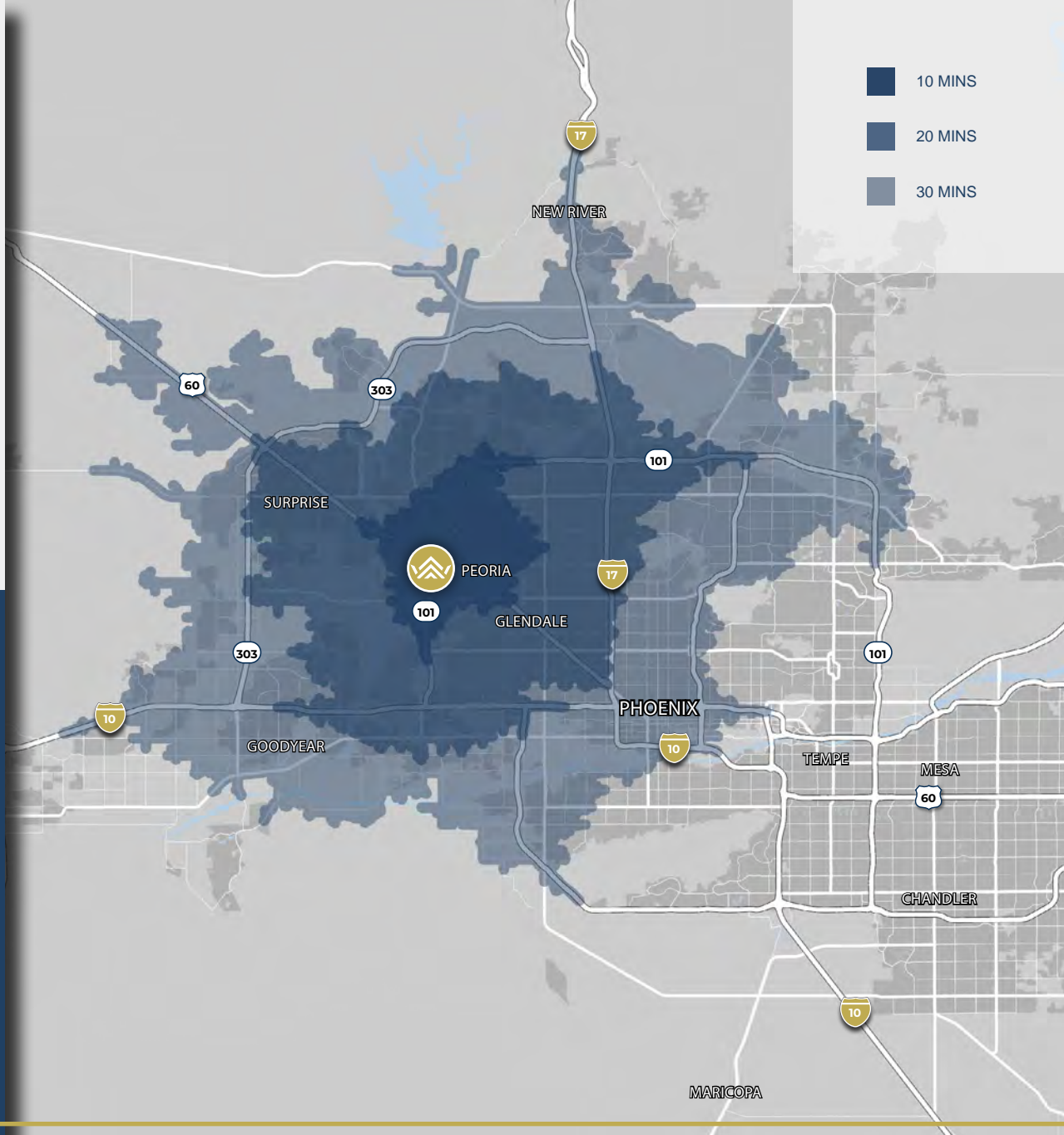
INCOME	10 MINS	20 MINS	30 MINS
2022 Median Home Value	\$269,432	\$270,638	\$305,197
2022 Median HH Income	\$63,573	\$64,366	\$70,745
2020 Median Year Built	1986	1988	1989

HOUSEHOLDS	10 MINS	20 MINS	30 MINS
2027 Total Households	110,153	525,436	927,507
2022 Total Households	106,949	510,427	893,253

## LABOR FACTS

WAREHOUSE WORKERS	10 MINS	20 MINS	30 MINS
2021 Resident Workers	38,416	14,373	2,476
5 Year % Change in Workers	43%	40%	35%
Avg. Hourly Earnings	\$16.85	\$16.85	\$13.33

FORKLIFT DRIVERS	10 MINS	20 MINS	30 MINS
2021 Resident Workers	5,627	1,987	346
5 Year % Change in Workers	112%	103%	118%
Avg. Hourly Earnings	\$20.09	\$20.09	\$20.09



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**nuveen**  
A TIAA Company

**KBCADVISORS**





# Peoria Logistics Park

AVAILABLE FOR BTS  
OR LAND SALE

**NORTHERN AVE & 75TH AVE, PEORIA, AZ**

**±100,000 - ±600,000 SF OPTIONS**

 **VanTrust**<sup>®</sup>

**10 - 81 ACRES**

**CBRE**



# Property Features

81 Acres Remaining

Available For Industrial  
BTS or Land Sale

Fully  
Improved Land

I-1 Zoning,  
City of Peoria

Flexible building sizes  
up to 600,000 SF

Outside storage  
available

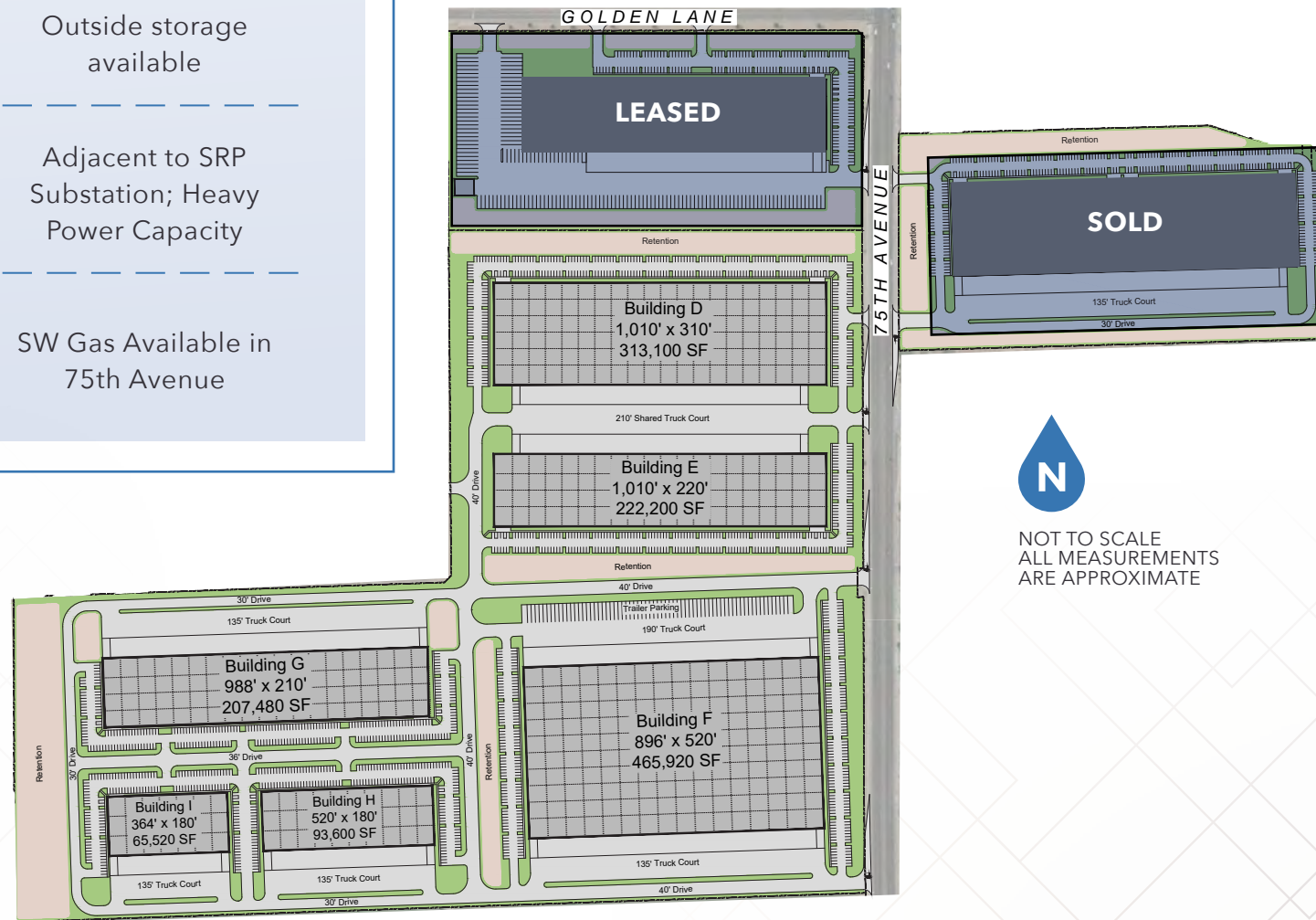
Ability to accommodate  
heavy auto/trailer  
parking

Adjacent to SRP  
Substation; Heavy  
Power Capacity

16" City Water Main and  
24" Sewer Main Located  
in 75th Avenue

SW Gas Available in  
75th Avenue

## Site Plan



NOT TO SCALE  
ALL MEASUREMENTS  
ARE APPROXIMATE



# Location Overview

- › Adjacent to Grand Ave
- › 2 Miles from Loop 101
- › Frontage on 75th Ave

## SURROUNDING AMENITIES

### Restaurants

10 within 5 Min Drive  
35 within 10 Min Drive

### Hotels

6 within 5 Min Drive  
11 within 10 Min Drive

### Sky Harbor Airport

25 Min  
17 Miles

### Westgate Entertainment District

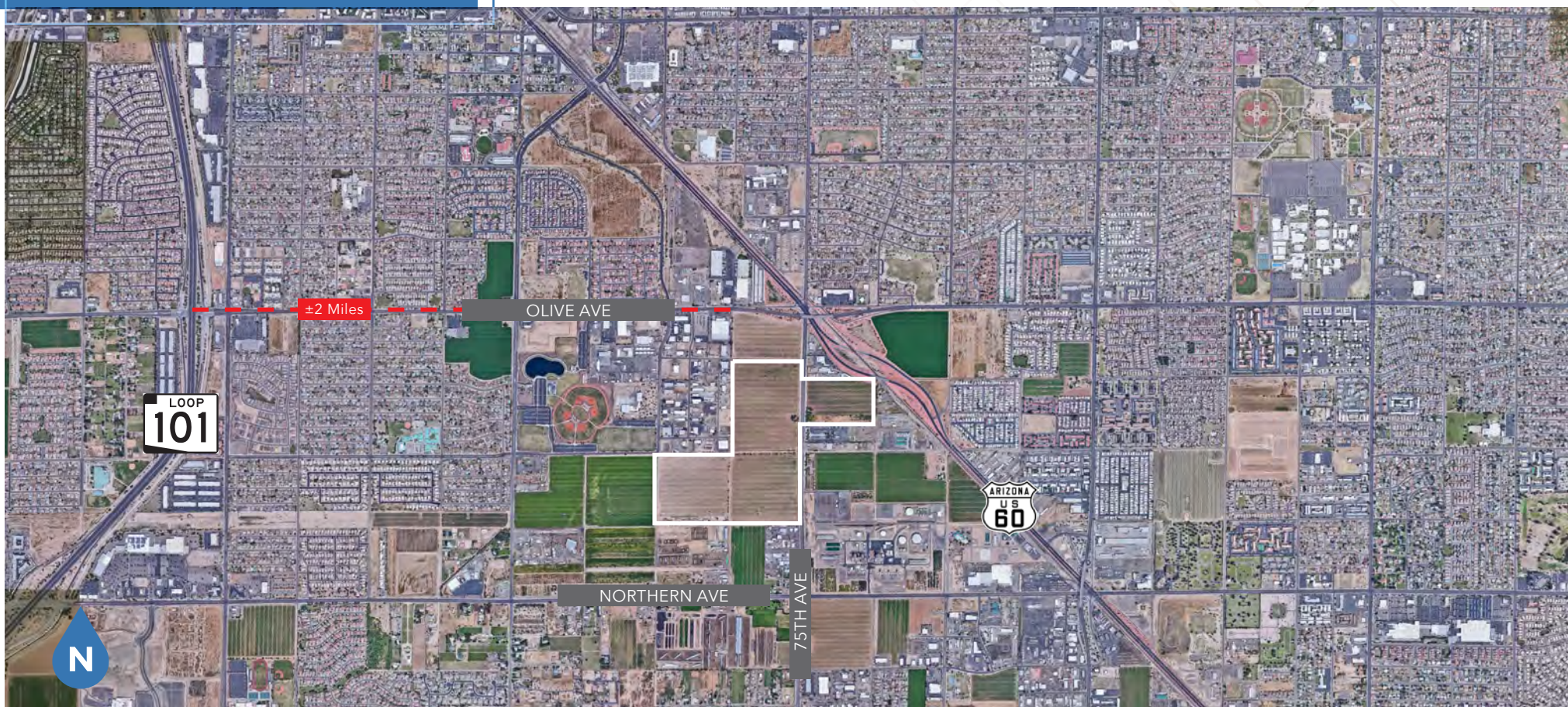
10 Min  
4 Miles

### 20 MINUTE DRIVE TIME

Total Population	Total Employees
<b>1,330,400</b>	<b>420,000</b>

### 30 MINUTE DRIVE TIME

Total Population	Total Employees
<b>2,370,000</b>	<b>890,000</b>







NOT TO SCALE  
ALL DISTANCES ARE APPROXIMATE

**CBRE**

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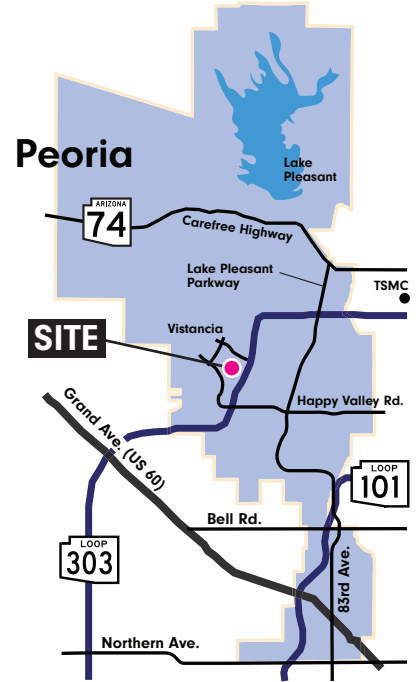
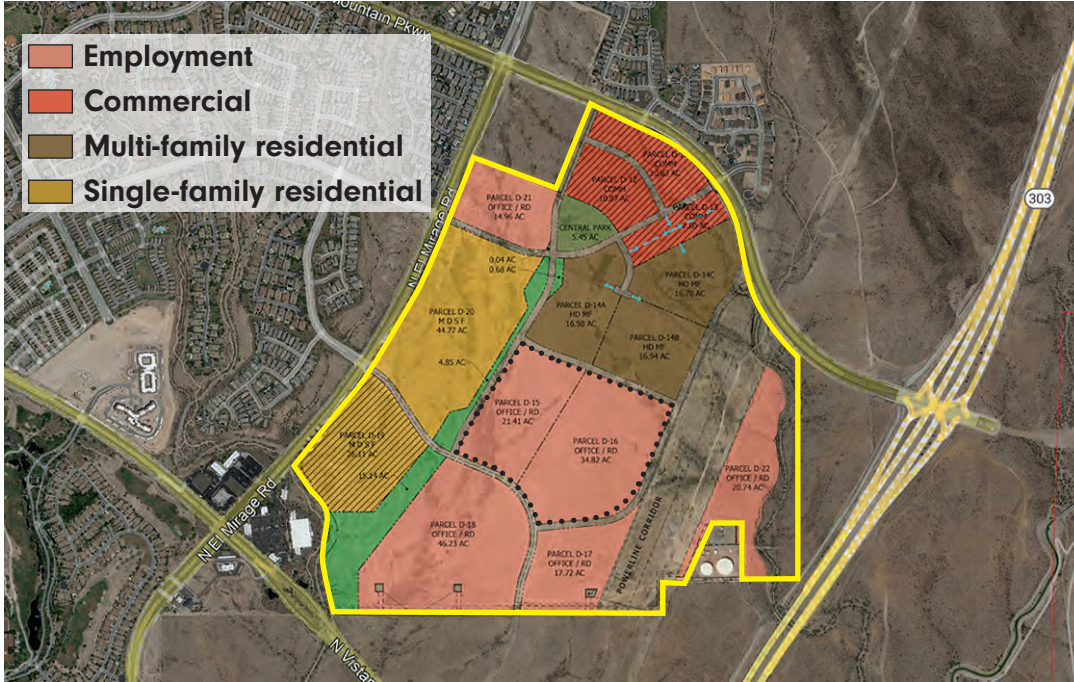
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# FIVE NORTH AT VISTANCIA

Lone Mountain Parkway and Loop 101, Peoria, Arizona

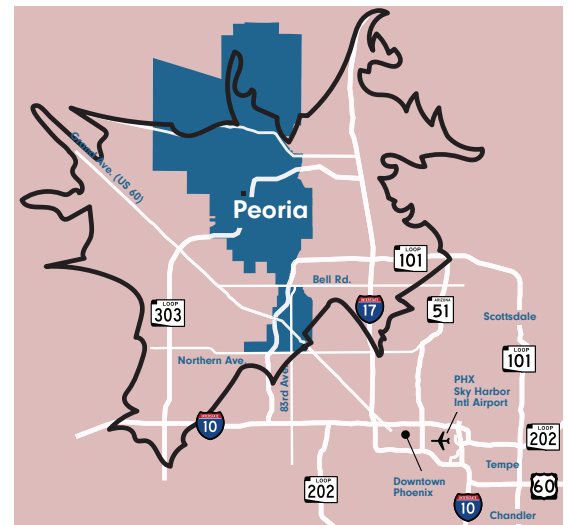


FIVE NORTH at Vistancia is located in north Peoria at the award-winning Vistancia master-planned community. FIVE NORTH is located just off the Loop 303 freeway and Lone Mountain Parkway, a mixed-use area that is ideal for manufacturing, office, and retail uses. The City of Peoria controls up to 50 acres of land within FIVE NORTH.

The site is shovel-ready with infrastructure and zoning and an ideal site for semiconductor and advanced manufacturing suppliers. Water, sewer, gas, and electric are adjacent to the property and ready to service development. The City of Peoria provides water and sewer to the site, and has existing infrastructure in El Mirage Road and Lone Mountain Parkway. The telecommunications provider in the area is called Zona Communications and has fiber optic networks at the site.

- Description: 300+ acre site; office, manufacturing, retail development
- Zoned: PAD - Office, manufacturing, retail, restaurants
- Features:
  - Within 10 minutes of TSMC fab campus
  - Ideal for semiconductor suppliers and advanced manufacturing operations
  - Growing tech workforce and will be one of the best regions for tech employment within next 5-10 years
  - Retail and restaurant amenities within walking distance
  - Fastest growing area in Peoria and northwest Greater Phoenix region
  - Reverse commute to site

Contact: Land Resources Mark Hammons  
480-305-2173



## 30 minute drive time Lone Mountain Parkway & Loop 101

Population 1,149,000

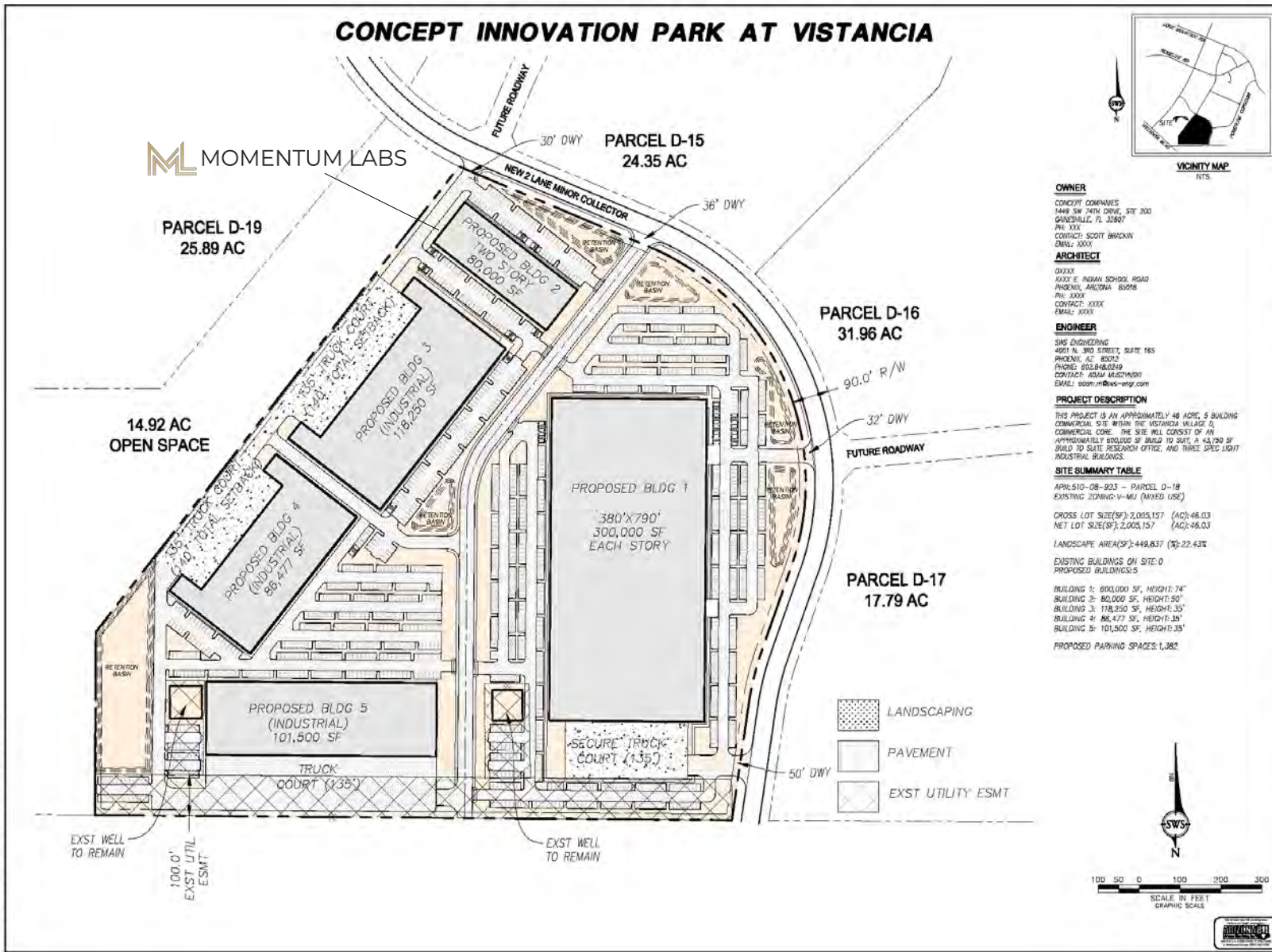
657,500 workers live in area

114,000 people who live within 30-minute area work manufacturing, finance, insurance, information, and professional/scientific/tech industries



# PROPOSED SITE PLAN

## CONCEPT INNOVATION PARK AT VISTANCIA



**OWNER**  
 CONCEPT COMPANIES  
 1449 SW 74TH DRIVE, SUITE 200  
 GAINESVILLE, FL 32607  
 PH: 352  
 CONTACT: SCOTT BRACKIN  
 EMAIL: XXXX

**ARCHITECT**  
 XXXX  
 11111 E. INDIAN SCHOOL ROAD  
 PHOENIX, ARIZONA 85018  
 PH: 3033  
 CONTACT: XXXX  
 EMAIL: XXXX

**ENGINEER**  
 SWS ENGINEERING  
 4901 N. 3RD STREET, SUITE 165  
 PHOENIX, AZ 85012  
 PHONE: 602-948-6249  
 CONTACT: ADAM MUSZYNSKI  
 EMAIL: adam@sws-eng.com

**PROJECT DESCRIPTION**  
 THIS PROJECT IS AN APPROXIMATELY 48 ACRE, 5 BUILDING COMMERCIAL SITE WITHIN THE VISTANCIA WALKWAY COMMERCIAL CORRE. THE SITE WILL CONSIST OF AN APPROXIMATELY 600,000 SF BLDG 10 SUITE, A 43,750 SF BLDG 10 SUITE RESEARCH OFFICE, AND THREE SPEC LIGHT INDUSTRIAL BUILDINGS.

**SITE SUMMARY TABLE**

APR-510-08-923 - PARCEL D-19
EXISTING ZONING: U-MU (MIXED USE)
CROSS LOT SIZE(SF): 2,005,157 (AC): 46.03
NET LOT SIZE(SF): 2,005,157 (AC): 46.03
LANDSCAPE AREA(SF): 449,837 (AC): 22.43%
EXISTING BUILDINGS ON SITE: 0
PROPOSED BUILDINGS: 5
BUILDING 1: 600,000 SF, HEIGHT: 74'
BUILDING 2: 80,000 SF, HEIGHT: 50'
BUILDING 3: 118,250 SF, HEIGHT: 35'
BUILDING 4: 86,477 SF, HEIGHT: 35'
BUILDING 5: 101,500 SF, HEIGHT: 35'
PROPOSED PARKING SPACES: 1,382

NOT FOR CONSTRUCTION



PRELIMINARY SITE PLAN EXHIBIT

CONCEPT INNOVATION PARK AT VISTANCIA PEORIA, ARIZONA

DATE	DESCRIPTION

SHEET	1 of 1
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+++ CONCEPT INNOVATION PARK

# MOMENTUM LABS PEORIA

Momentum Labs develops and operates innovative mixed-use technology spaces in advanced technology ecosystems across the nation. In partnership with experienced real estate developers and first-class service providers, entrepreneurs are surrounded with the resources needed to keep the momentum and advance their disruptive technology forward.

## FEATURES

- High visibility within the Peoria, Arizona semiconductor cluster
- Specialized and flexible space for scaling technology companies
- Access to shared resources and amenities
- Emergency power to ensure limited disruptions
- Access to cutting-edge shared equipment and instrumentation
- Environmental health and safety support with safety training for employees
- Tailored business support resources, access to capital opportunities, and industry networking opportunities.

Momentum Labs Peoria is centrally located within the growing semiconductor cluster, Concept Innovation Park at Vistancia. This 80,000 SF multi-tenant facility serves advanced technology companies by providing them with flexible and scalable space for continued growth or entry into the Phoenix, Arizona market.

