±200 ACRES OF LAND AVAILABLE endless opportunities

Industrial

Retail

SEC of Loop 202 & Warner Road Mesa, Arizona - Adjacent to two freeways

MATT

Office

3 8 8 8

-VIAWEST



Data Center

POTENTIAL OFFICE, INDUSTRIAL OR DATA CENTER CAMPUS SITE

or major mixed-use development site

AVAILABLE

Strong infrastructure and advancing

Water:

- - 16" line in Ellsworth Road
 - 16" line in Ray Road
 - 12" line in Warner Road



 \square

Sewer:

• 18" or 21" planned sewer line in Ellsworth

Access:

- 3-diamond interchanges within .5 mile
- Numerous access points on Ellsworth, Warner Rd and SR-24
- Second phase of SR-24 from Ellsworth Road to Ironwood Drive is scheduled to begin within the next 12 months

Power:

• Proposed SRP substation on-site

Property features



±201.7 gross acres in the City of Mesa

- 127 acres zoned Light Industrial
- 75 acres zoned Limited Commercial

Major freeway visibility and frontage

- $\frac{1}{2}$ mile to Ellsworth Road
- Within 3,000 feet to Warner Road and Loop 202/SR 24

SEC of Loop 202 & Warner Road Mesa, Arizona

IN A GROWING AREA

Residential Data Centers 📃 State Land **Developments**

THE R. L.

Distan

202

AIMEN

approved ±182K SF & 30 MW

- Over 3 million square feet of mission critical data center space in pre-development planned for the Elliot Road Technology Corridor
- Airport within 2 miles

NOTABLE OFFICE TENANTS IN CLOSE PROXIMITY:

- Liberty Mutual
- Deloitte
- Isagenix
- Fortune 24 Bank
- Merrill Lynch
- Allstate





Recent development within a ten-mile radius

- 10 office properties totaling 551,000 square feet built in the last three years
- 17 industrial properties totaling 1,200,000 square feet built in the last three years
- 5 data centers under construction or planned nearby, totaling 519+ MW



Multiple residential developments planned or under development

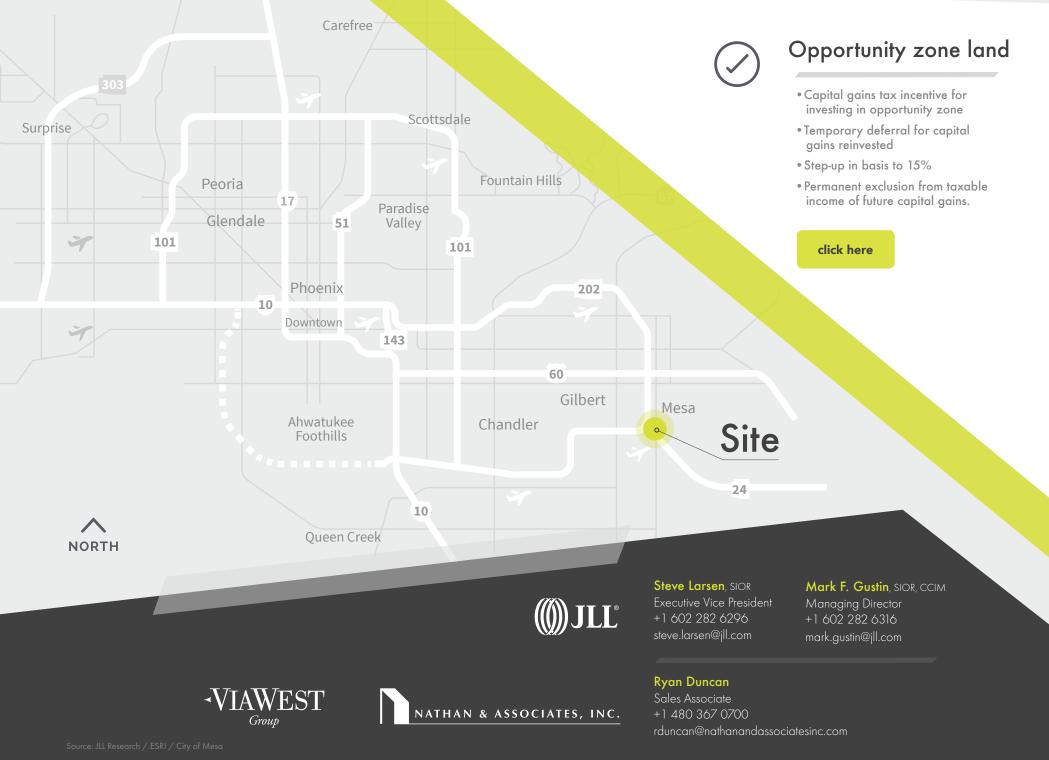
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Expected population growth

- 20,000 people in the next four years
- \$75,182 median house hold income within a five-mile radius
- 34-year-old median age



Near the Phoenix-Mesa Gateway Airport and ASU Polytechnic Campus



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