

Office · Industrial · Retail · Data Center · Multi-Family · Hotel · Self Storage

# ±200 ACRES OF LAND AVAILABLE endless opportunities

Office

Industrial

Retail

Data Center

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

**VIWEST**  
Group

**NATHAN & ASSOCIATES, INC.**

**JLL**

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# POTENTIAL OFFICE, INDUSTRIAL OR DATA CENTER CAMPUS SITE

or major mixed-use development site

AVAILABLE

## 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

- ½ mile to Ellsworth Road
- Within 3,000 feet to Warner Road and Loop 202/SR 24

## Strong infrastructure and advancing



### Water:

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



### 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

SEC of Loop 202 & Warner Road  
Mesa, Arizona

# IN A GROWING AREA

- Residential Developments
- Data Centers
- State Land

- 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

## DATA CENTER DEVELOPMENT

**EdgeCore** - Currently under construction, expected completion May 2019 on Building 1 of 7, Building 1 is ±180K SF, full buildout \$2 Billion, 225 MW, 1.25M SF campus

**Digital Realty** - Expected ±600,000 SF & 66 MW at full buildout

**CyrusOne** - Expected ±1M SF & 198 MW

**EdgeConneX** - Phase I approved ±182K SF & 30 MW



## 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



## Expected population growth

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



## Near the Phoenix-Mesa Gateway Airport and ASU Polytechnic Campus



## Opportunity zone land

- Capital gains tax incentive for investing in opportunity zone
- Temporary deferral for capital gains reinvested
- Step-up in basis to 15%
- Permanent exclusion from taxable income of future capital gains.

[click here](#)

**Site**



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