

PHX Mesa Gateway Airport

Future Terminal

ASU Polytechnic Campus

NEWLY APPROVED MESA TECHNOLOGY CORRIDOR OVERLAY

EDGE CORE
INTERNET REAL ESTATE

LOOP 202

Dignity Health

Ellsworth Road

Elliot Road

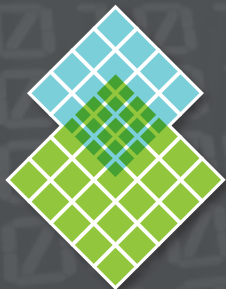
City of Mesa Recreation Center
NOT A PART
Future Development

niagara
BOTTLING, LLC

CYRUS ONE

DFT
DATA CENTERS

Crismon Road



MESA ELLIOT TECHNOLOGY PARK

±270 ACRE BUILD-TO-SUIT
COMMERCE PARK

Elliot Road & Ellsworth Road
Mesa, Arizona



MESA ELLIOT TECHNOLOGY PARK

±270 ACRE BUILD-TO-SUIT COMMERCE PARK

Elliot Road & Ellsworth Road | Mesa, Arizona



MESA'S ELLIOT 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.

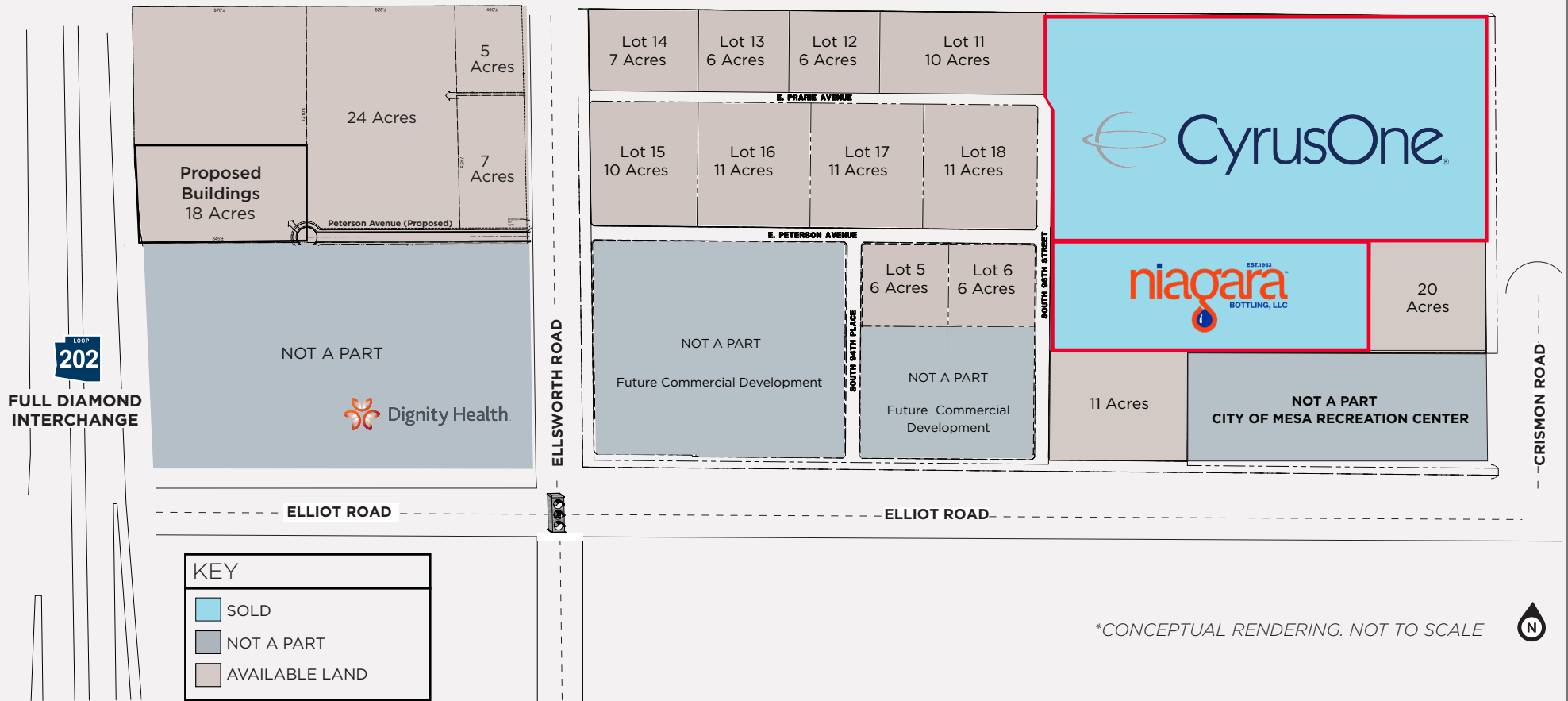


MESA ELLIOT TECHNOLOGY PARK

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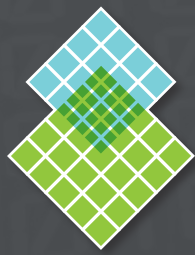
Elliot Road & Ellsworth Road | Mesa, Arizona

CONCEPTUAL MASTER PARCEL PLAN



*CONCEPTUAL RENDERING. NOT TO SCALE





MESA ELLIOT TECHNOLOGY PARK

±270 ACRE BUILD-TO-SUIT COMMERCE PARK
Elliot Road & Ellsworth Road | Mesa, Arizona



Demographics

2017 Population

3 mile	5 mile	7 mile
64,214	163,418	332,545

2022 Population Estimate

3 mile	5 mile	7 mile
71,831	180,084	366,512

2017 Households

3 mile	5 mile	7 mile
22,552	60,865	60,865

2017 Average Household Income

3 mile	5 mile	7 mile
\$81,513	\$70,467	\$73,120

Location

- Frontage along Elliot Rd. and Ellsworth Rd.
- ½ mile east of full-diamond interchange at Loop 202 and Elliot Rd.
- 2 full-diamond interchanges 2 miles north of US 60 at Crismon Rd. and Ellsworth Rd.
- 1st phase fully improved

Ownership

SUNBELT Investment Holdings Inc.

Major Employers

• Mesa Public Schools	10,000
• Banner Health System	6,600
• The Boeing Company	4,700
• City of Mesa	3,700
• Empire Southwest Machinery	1,000
• TRW	800
• Mesa Community College	700
• AMPAM Riggs Plumbing	650
• Mesa Fully Formed	600
• United States Postal Service	520

Property Statistics

- ±270 acres industrial/mixed-use land
- Sizes range from ±2 acres to ±108 acres
- Current Zoning: M-1; PEP
- Telephone: Century Link, Cox Communications
- Electricity: Salt River Project (SRP)
- Adjacent to 5,300-acre masterplanned community of estimated 15,000 residential units

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