

- PAD Zoning
- Multiple Uses Approved
- Industrial, Commercial, Retail and Hospitality
- In an Opportunity Zone
- Approved for Foreign Trade Zone
- Utilities adjacent to the property
- Skilled workforce
- Rail Capable



10EIGHT
BUSINESS PARK

City of ELOY

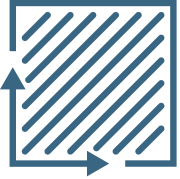
Union Pacific
Railway

Jimmy Kerr Blvd./ Frontier St.



10-8 Business Park, Eloy, AZ
±50-1,173 Acres of Land For Sale

Property Snapshot



LAND AREA

Up to $\pm 1,173$ Acres



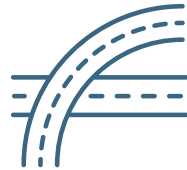
UTILITIES

Site Accessible



PARCEL NO.

402-15-041B



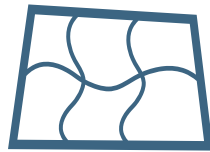
FREEWAY ACCESS

I-10 & I-8



ACCESS

Union Pacific
Railroad



ZONING

PAD

Highlights

- Located in an Opportunity Zone
- $\pm 50 - 1,173$ acres of flexible zoning
- Major transportation corridor in every direction
- Development targeted to meet requirements for Industrial/ manufacturing, Distribution, and Commercial tenants

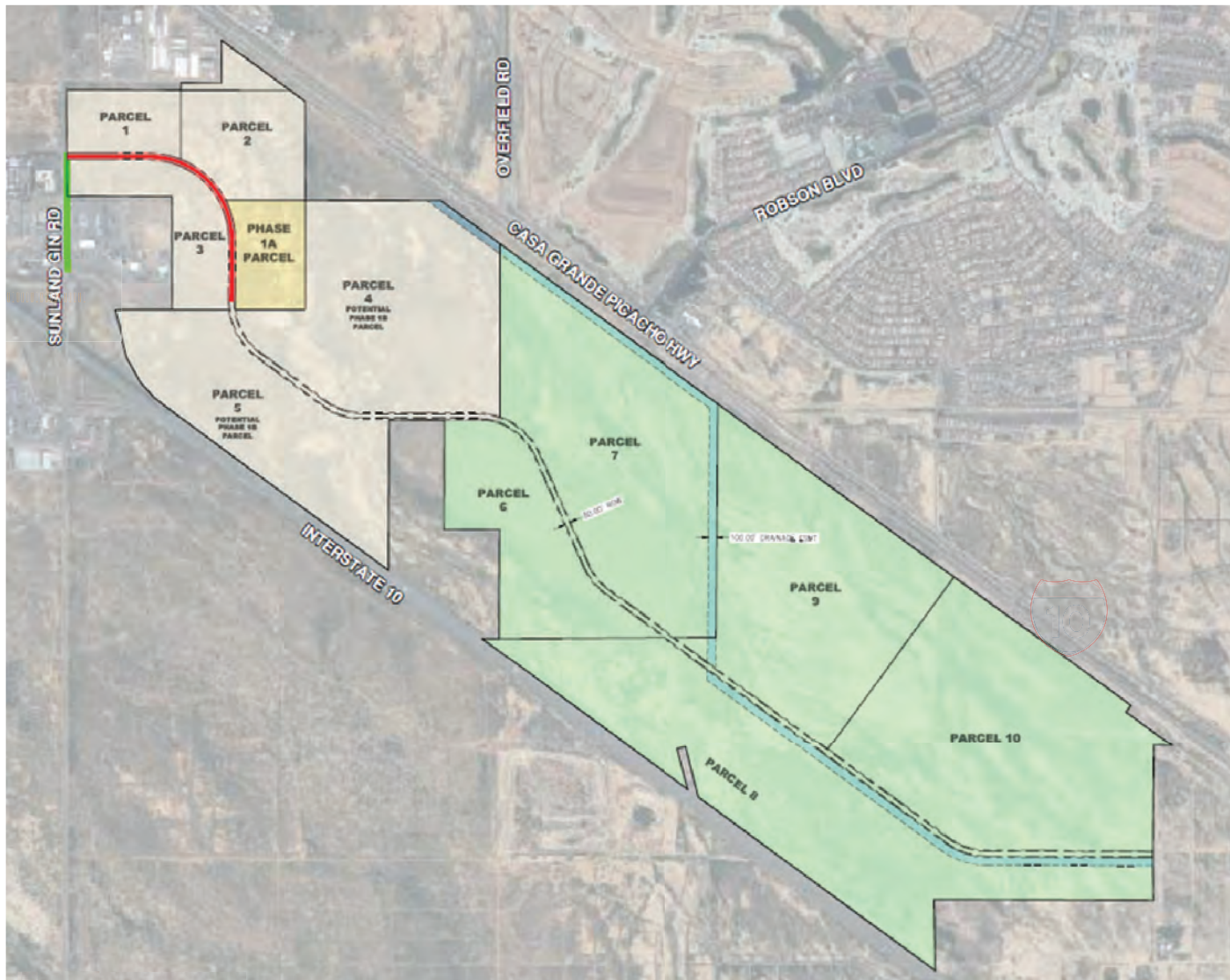




10EIGHT
BUSINESS PARK

Site Plan

Exit off of I-10 on the Sunland Gin Road exit. Main entrance to 10-8 Business Park is on Sunland Gin Road. The property consists of 50-1,173 acres which can be divided.



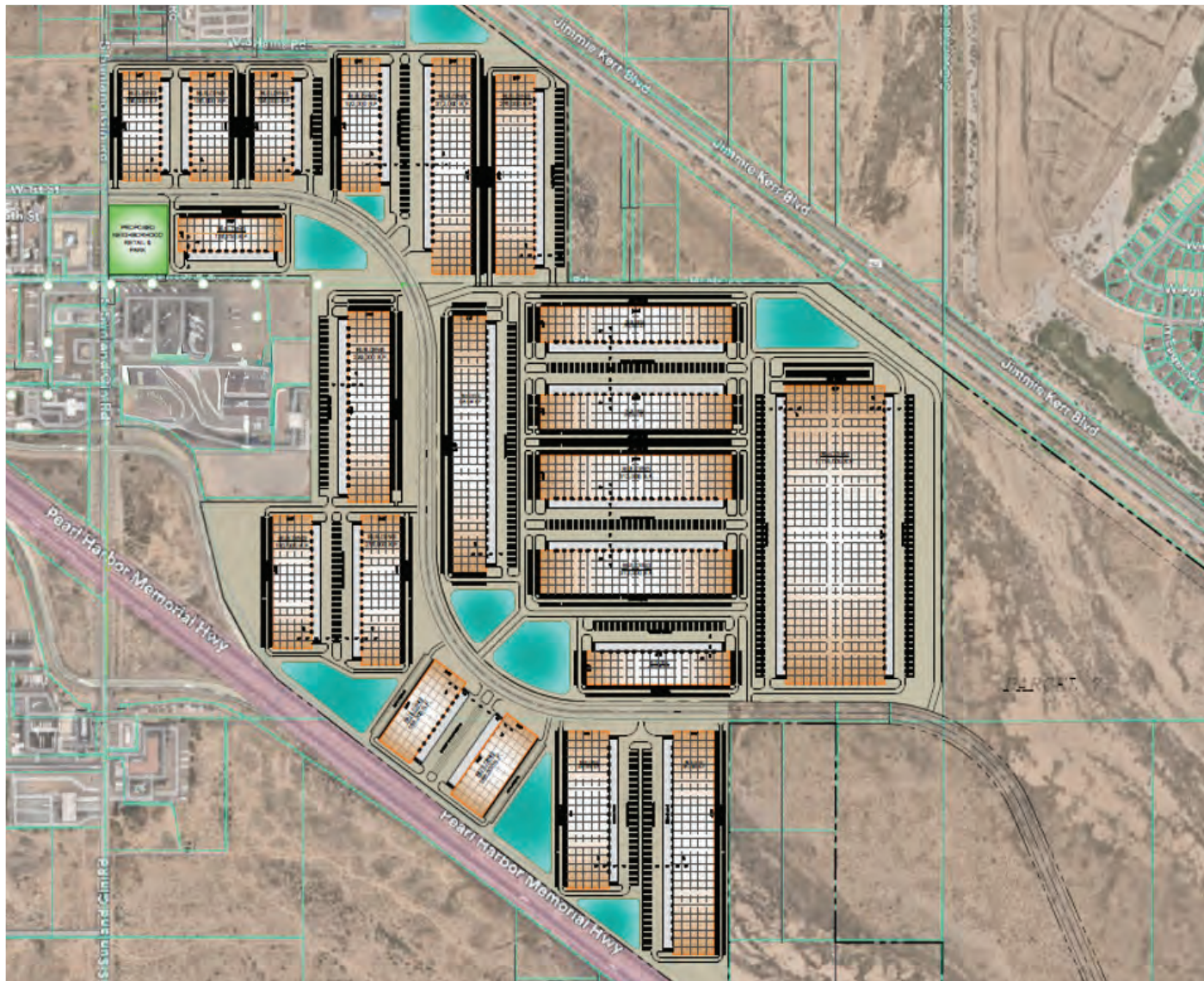
Union Pacific
Railway



10EIGHT
BUSINESS PARK

Hypothetical Master Plan

Exit off of I-10 on the Sunland Gin Road exit. Main entrance to 10-8 Business Park is on Sunland Gin Road. The property consists of 50-1,173 acres which can be divided.



Union Pacific
Railway

Highlights

- Eloy, AZ is at the crossroads of two Interstates
- Foreign Trade Zones available
- The 10-8 Business Park is an Opportunity Zone location
- Two hours from Nogales, Mexico border crossing
- Within one hour from two international airports – Phoenix and Tucson
- Rail served by Union Pacific Rail throughout the County





RECENT LOCATES AND EXPANSIONS

KOHLER®

500 NEW JOBS
\$376M NEW
CAPITAL INVESTMENT



209 NEW JOBS
\$400M NEW
CAPITAL INVESTMENT



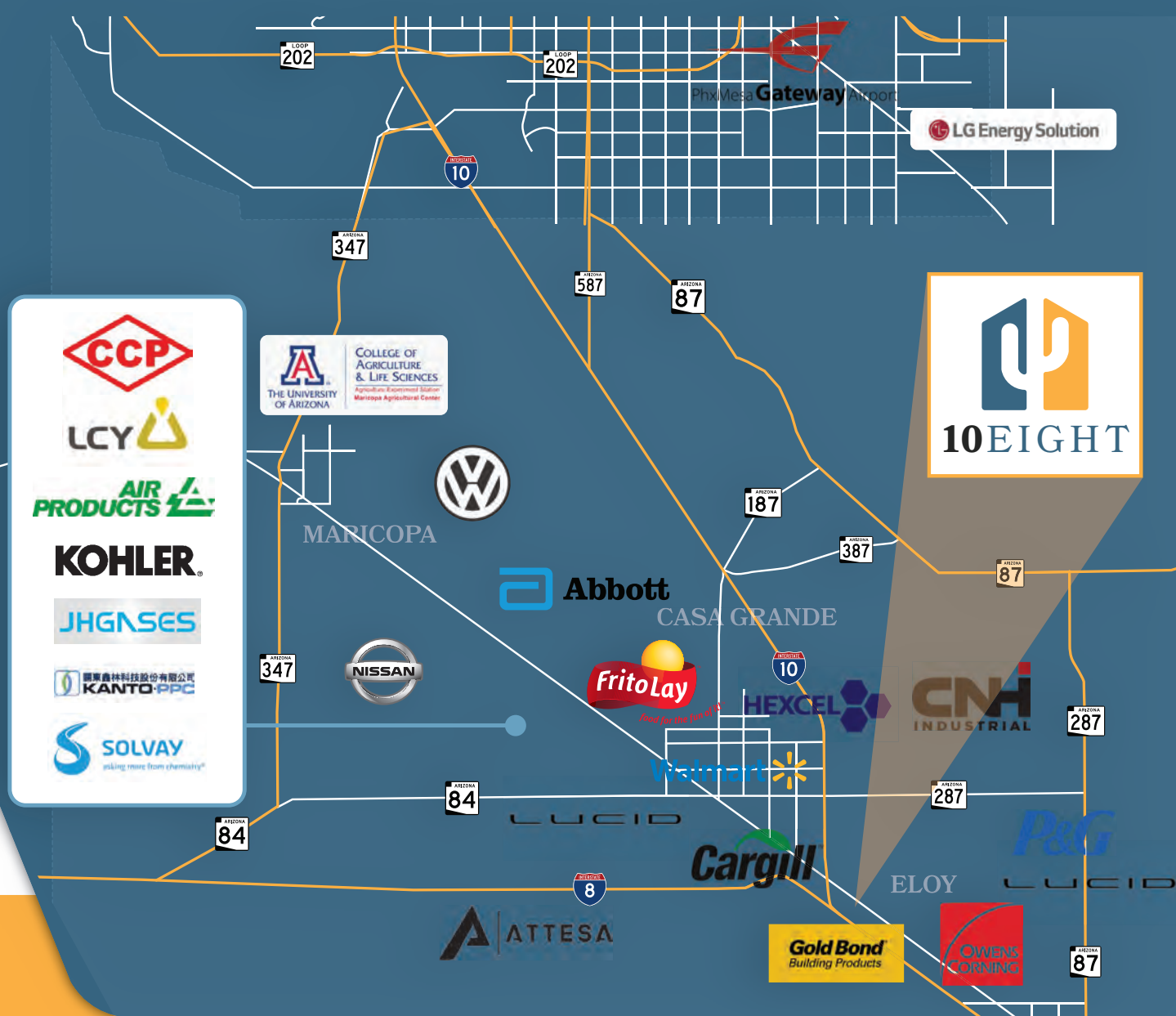
2,800 NEW JOBS
\$2.8B NEW
CAPITAL INVESTMENT



500 NEW JOBS
\$500M NEW
CAPITAL INVESTMENT



6,120 TOTAL JOBS
\$1.9B NEW
CAPITAL INVESTMENT





High-Tech Advanced
Manufacturing
Job Training

Qualified
Facility Refundable
Income Tax Credit

Foreign Trade &
Opportunity Zone

Job Training
Reimbursement
Program from
Pinal County

Sales Tax
Exemptions for
Manufacturing

Demographics



453,924
POPULATION (2022)
Source: OEO



200,245
TOTAL WORKFORCE (2022)
Source: Eller ERBC



87.0%
HIGH SCHOOL GRADUATION
OR HIGHER (2020)



3.7%
UNEMPLOYMENT RATE (2022)
Source: Eller ERBC

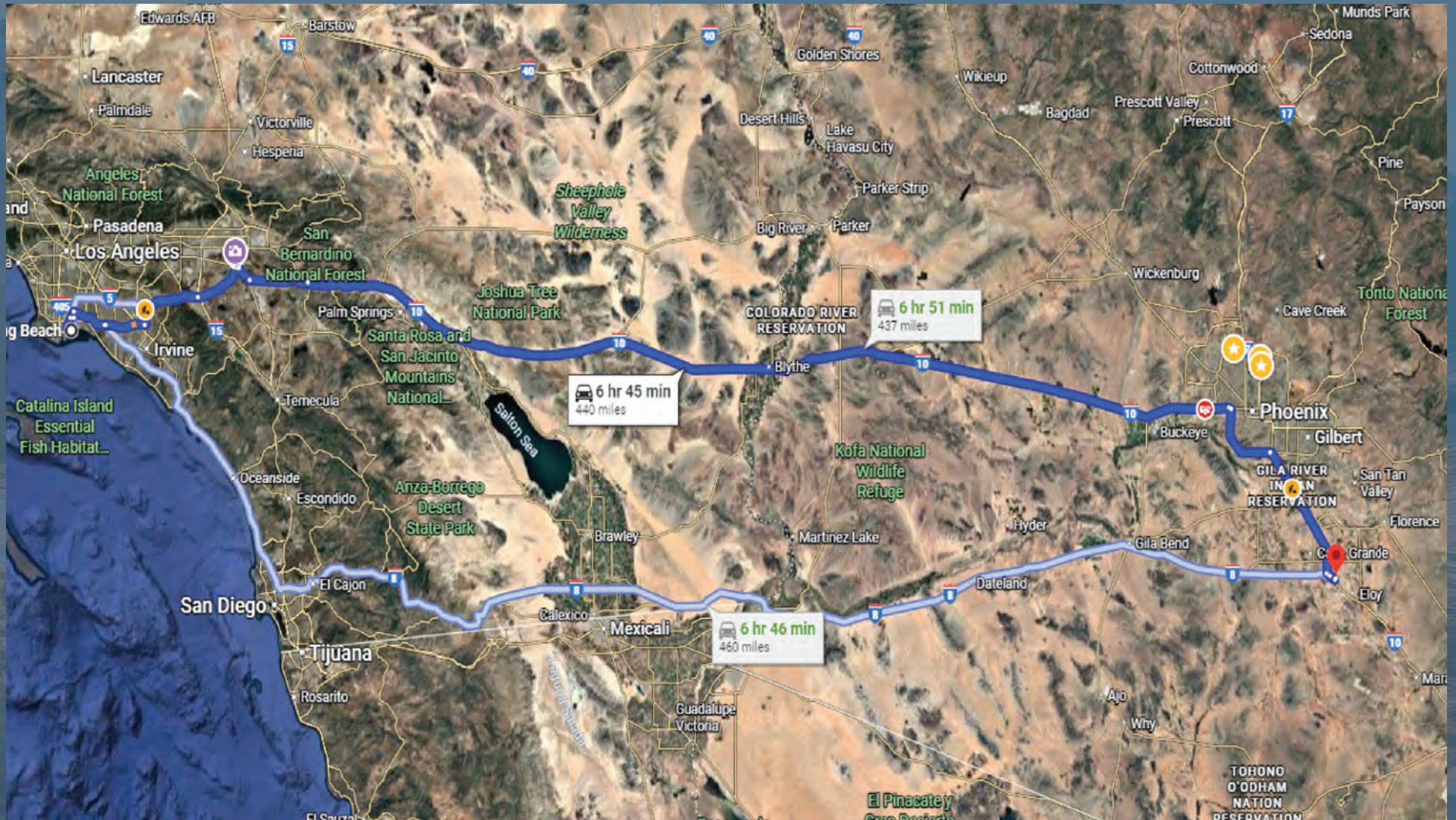


\$38,712
MEDIAN YEARLY WAGE (2021)

Site Location & Drive Times



Travel time to the Port of Long Beach from 10-8 Business Park via Interstate 10 or Interstate 8



Mexico Market (2 Hours From 10-8 Business Park)

The industrial market relationship between Mexico and Arizona has been significant for several decades. Even before NAFTA (North American Free Trade Agreement) was signed in the early 1990s, Mexico was Arizona's major trading partner. However, NAFTA further boosted trade volumes between the two regions. By 2015, Mexico accounted for 40% of Arizona's total trade with the world, making it Arizona's top trading partner. In 2017, trade between Arizona and Mexico totaled \$15.5 billion, representing 36% of Arizona's global trade footprint and reflecting a 38% growth since 2008. The close proximity, shared border, and economic ties have fostered a robust industrial relationship, benefiting both regions.





DRIVE TIMES

45minutes
from Casa Grande to Sky
Harbor Airport

52minutes
Casa Grande to ASU

1hour5minutes
Casa Grande to U of A

2hours
to Nogales Mexico border crossing

1hour
drive to both Downtown Phoenix
and Downtown Tucson



THANK YOU!

FOR ANY QUESTIONS,
PLEASE CONTACT US

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