

THE CENTER OF IT ALL

WITH UNLIMITED ACCESS
62 Acre Infill Available Q1 2024

Phoenix #1 for Business

52nd Street at 202 & McDowell Road
Phoenix, AZ

Sky Harbor Airport
8 minutes
Access to the world

ASU & Downtown Tempe
16 minutes
Access to innovation & education

Downtown Phoenix
15 minutes
Access to sports, art & culture

Mesa, Gilbert, Chandler & South Valley Cities
22 minutes
Access to a diverse workforce

Approximately
160,000 VPD

Paradise Valley, Scottsdale, & North Phoenix
15 minutes
Access to professionals, first-class housing, world-class golf, dining & shopping

Full Diamond Interchange



A SITE THAT CHECKS ALL THE BOXES

- ✓ Dedicated Substation Level Power on Site
- ✓ Multiple Water Services at Property Line
- ✓ Foreign Trade Zone Eligible
- ✓ Pro-Business Government and Low Taxes
- ✓ Zero Environmental Risk
- ✓ Frontage Provides Highway Brand Exposure
- ✓ Located at a Full Diamond Interchange
- ✓ Exceptional Quality-of-Life

“Urban commerce center sites (such as this) with significant infrastructure capacity create unique opportunities for advanced industries to expand and grow in one of the nation’s most competitive, innovation centered economies.”

CHRIS CAMACHO, GPEC



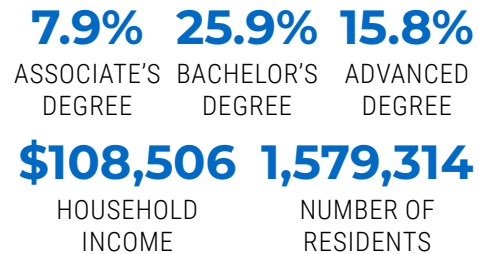
Short shipping distances, access to a coast-to-coast freeway, and America’s best airport* make this location superb.

*Wall Street Journal

Demographics and Key Facts

Workforce

WITHIN A 15-30 MINUTE DRIVE



Population

PHOENIX METRO AREA



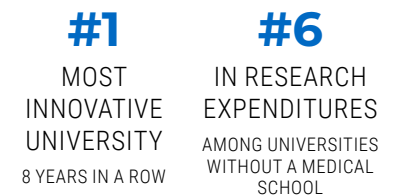
Talent Pool

HEART OF INNOVATION



ASU IS THE LARGEST NON-PROFIT, PUBLIC UNIVERSITY IN THE UNITED STATES

— RANKINGS —



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