



±961 Acre Master Planned  
Industrial Park

Build-to-Suit For  
Sale or Lease

User Land Sales

Planned Development of  
Over ±10 Million SF

# LogistiCenter® at Copperwing

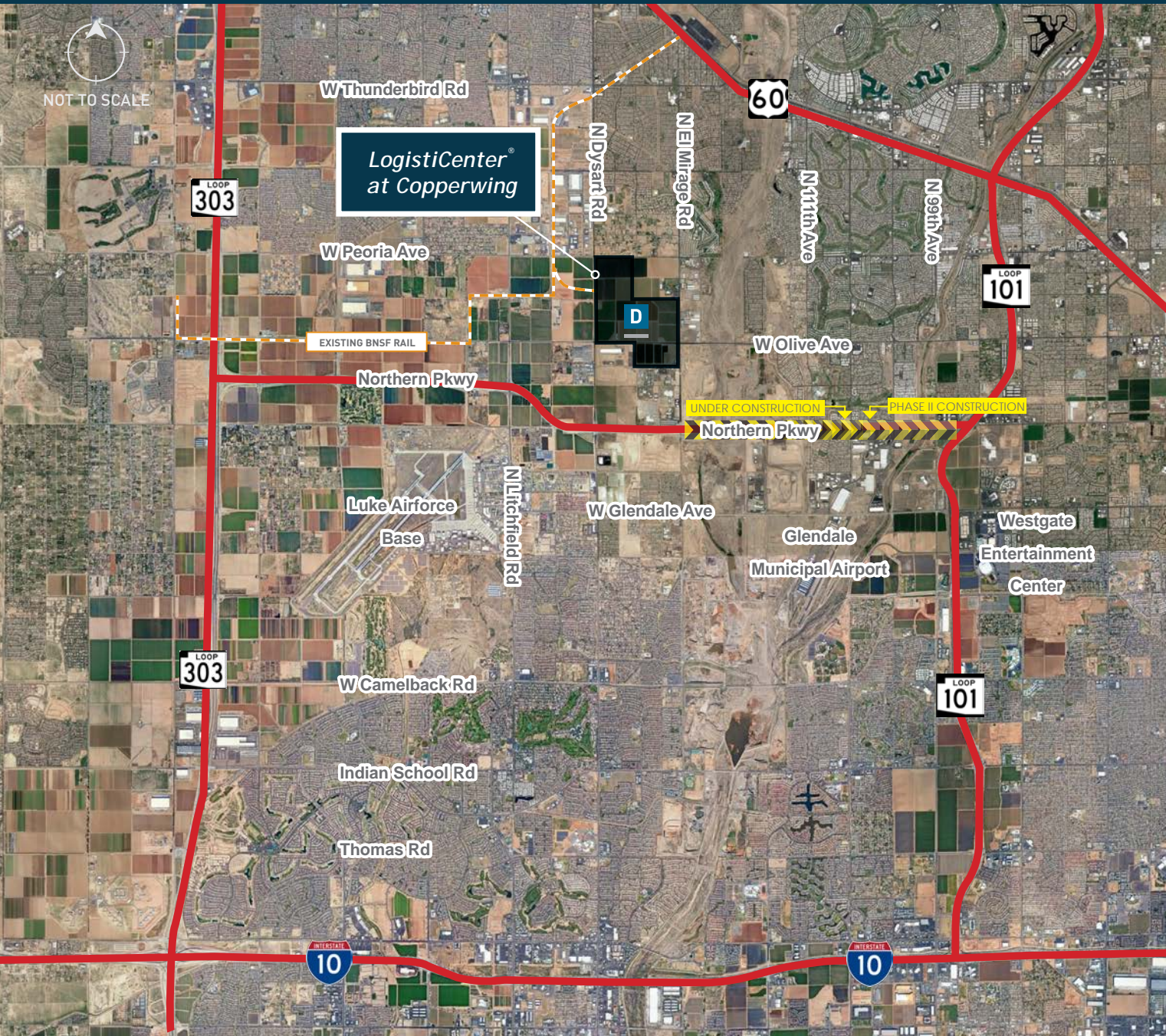
Northern Parkway & Dysart Road | El Mirage, AZ



[Dermody.com](https://www.Dermody.com)

# LogistiCenter® at Copperwing

LogistiCenter® at Copperwing will be one of the largest industrial parks in Arizona history.



## Property Highlights

- Controlled Class A building design for modern logistics use
- Abundant labor pool
- Immediate access to major expressways – two full interchanges on new Northern Parkway Expressway
- ±4 hours to Inland Empire
- ±5.5 hours to Los Angeles ports
- Close proximity to Westgate entertainment district
- Foreign Trade Zone tax credit eligible



# Conceptual Site Plan

±961 Acres

Over ±10 million SF of distribution space and individual buildings up to ±1.4 million SF

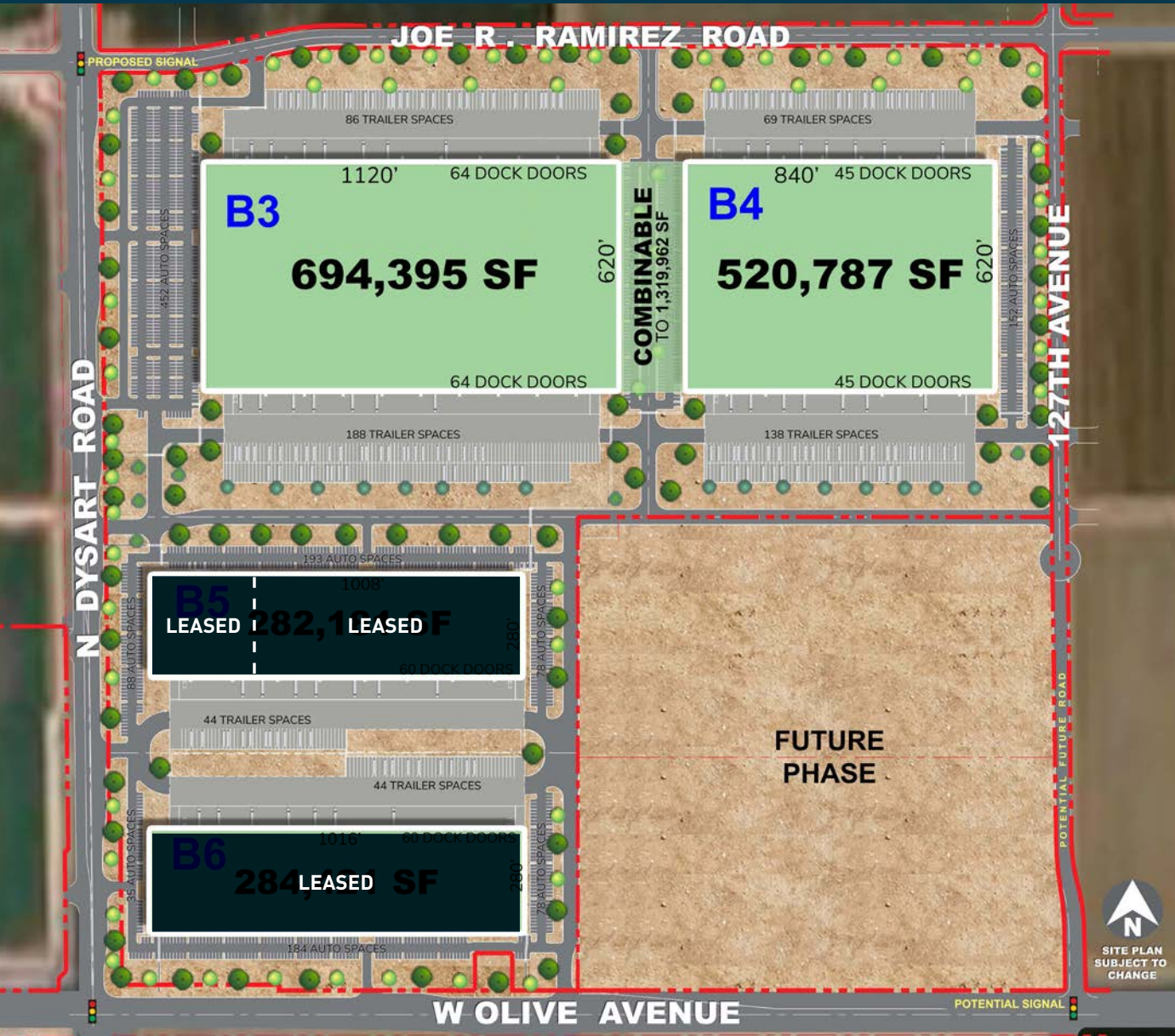
# LogistiCenter<sup>®</sup> at Copperwing

DERMODY



# Phase 1 - ±1,781,784 SF

- Buildings combinable up to ±1,319,962 SF and divisible down to ±75,000 SF
- Foreign Trade Zone tax credit eligible



Property Specs	B3	B4
Building Size (SF)	694,395	520,787
Space Available (SF)	694,395	520,787
Site Area (Acres)	40.0	32.6
Office Area (SF)	BTS	BTS
Clear Height	40'	40'
Building Dimensions	1120' x 620'	840' x 620'
Column Spacing	56' x 50'	56' x 50'
Loading Bay	60'	60'
Truck Court Depth	190'	190'
Dock Doors	128	90
Drive-In Doors	4	4
Trailer Parking	274	207
Auto Parking	519	279
Floor Thickness	8"	8"
Warehouse Lighting	LED (30 FC)	
Fire Protection System	ESFR	
Electrical Service	3,000 Amps (Expandable)	
Roof Type	60 Mil TPO	

ALL MEASUREMENTS ARE APPROXIMATE



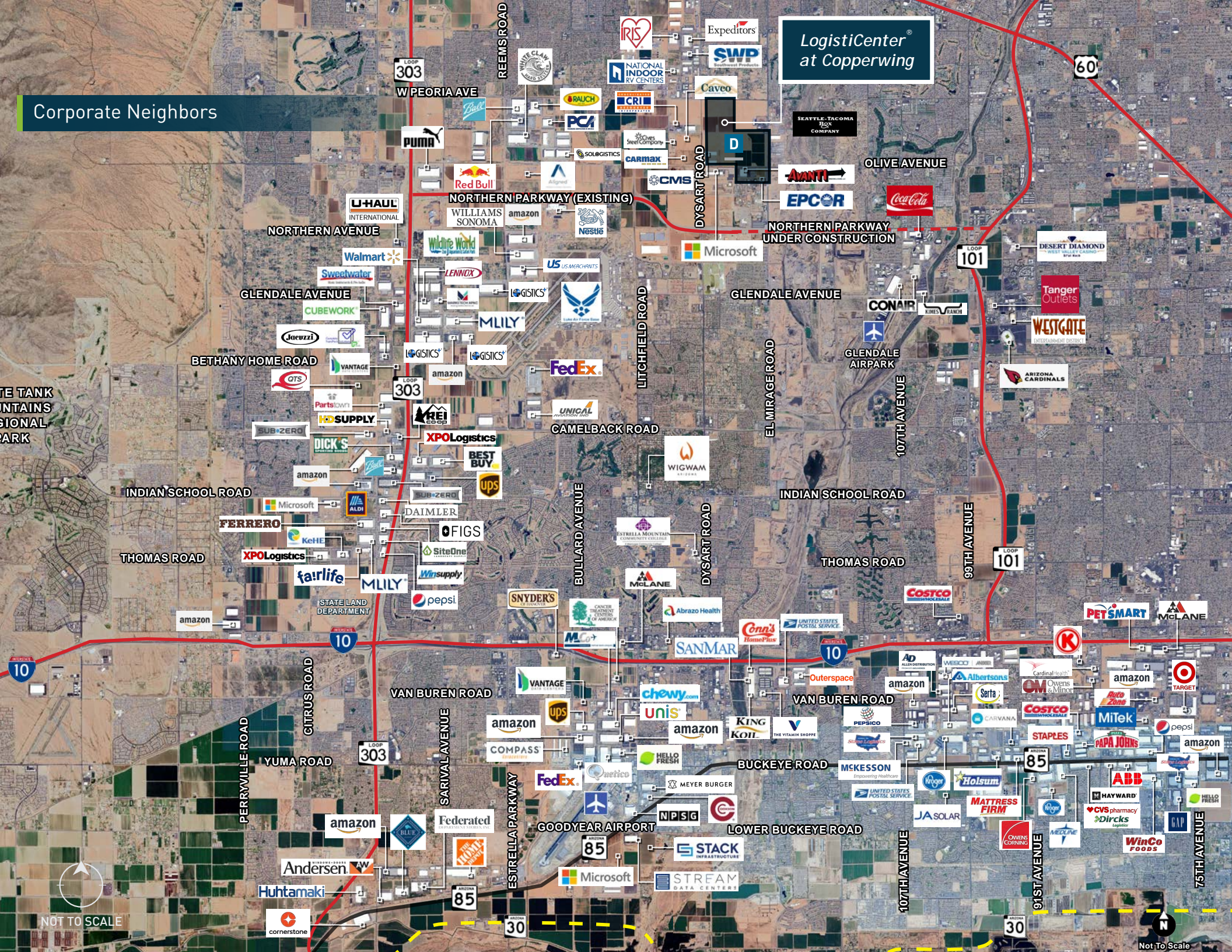
NOT TO SCALE

**LogistiCenter<sup>®</sup>  
at Copperwing**

# LogistiCenter<sup>®</sup> at Copperwing

# Area Amenities

# Corporate Neighbors



LogistiCenter<sup>®</sup>  
at Copperwing

SEATTLE-TACOMA  
BOX  
COMPANY

AMANTI  
EPCOR

Microsoft

FedEx

XPOLogistics

FERRERO

amazon

VAN BUREN ROAD

amazon

GOODYEAR AIRPORT

LOWER BUCKEYE ROAD

Huhtamaki

Microsoft

STREAM  
DATA CENTERS

60

101

303

303

101

101

85

85

30

30

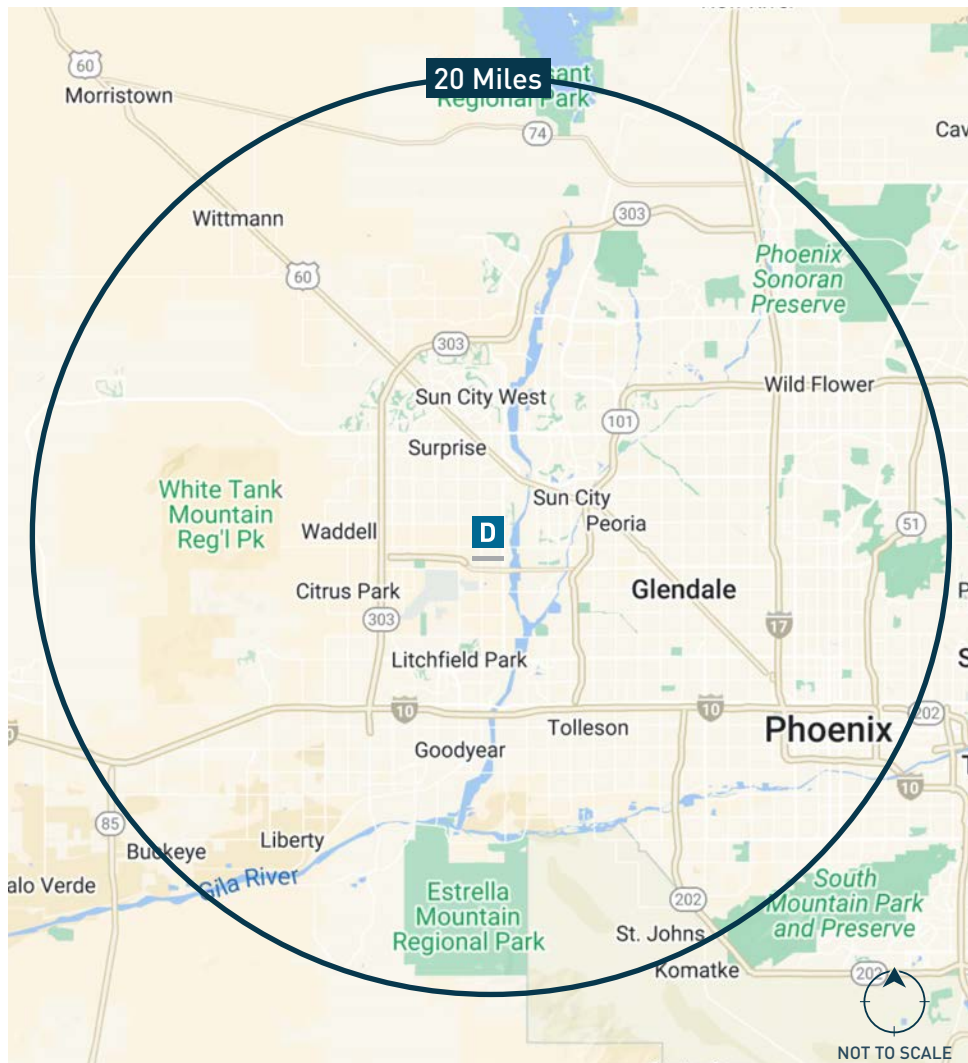
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NOT TO SCALE

Not To Scale

# Demographics

## 20-Mile Statistics



	5 Miles	10 Miles	20 Miles
<b>Businesses</b>	3,804	17,957	58,051
<b>Employees</b>	51,583	235,354	832,894
<b>Total Households</b>	76,503	344,487	863,133
<b>Average Household Income</b>	\$83,043	\$90,579	\$93,014
<b>Median Age</b>	38.6	37.1	35.2
<b>2022 Population</b>	202,826	964,755	2,415,635
<b>2027 Five Year Projected Population</b>	210,314	1,001,571	2,507,672
<b>Median Household Income</b>	\$62,814	\$68,993	\$67,972



**832,894 Employees**



**58,051 Businesses**



**2,415,635 Population**



**1,054,839 Daytime Workers**





# Location

## Highway Travel Times From Phoenix

City	Miles	Hours
Tucson	125	1.8
Las Vegas	285	5.3
Inland Empire	310	4.1
San Diego	350	4.8
El Paso	440	6.0
Albuquerque	475	6.3
Salt Lake City	653	11.0
Bay Area	750	12.0
Dallas	1,120	15.0
Houston	1,185	17.5

ALL MEASUREMENTS ARE APPROXIMATE

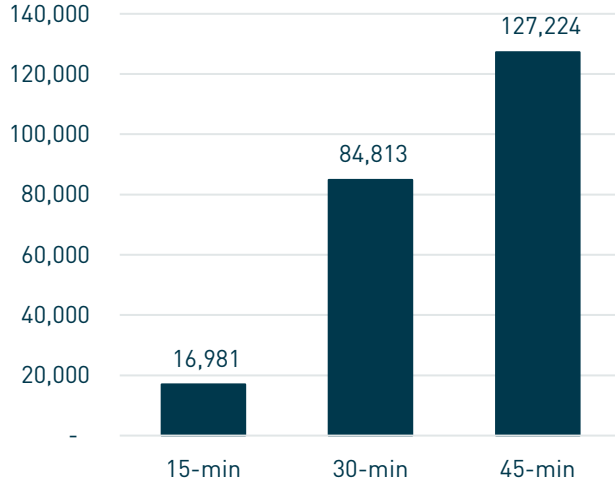
## Legend

-  Rail Ways
-  1-Day Highway Delivery
-  2-Day Highway Delivery
-  3-Day Highway Delivery

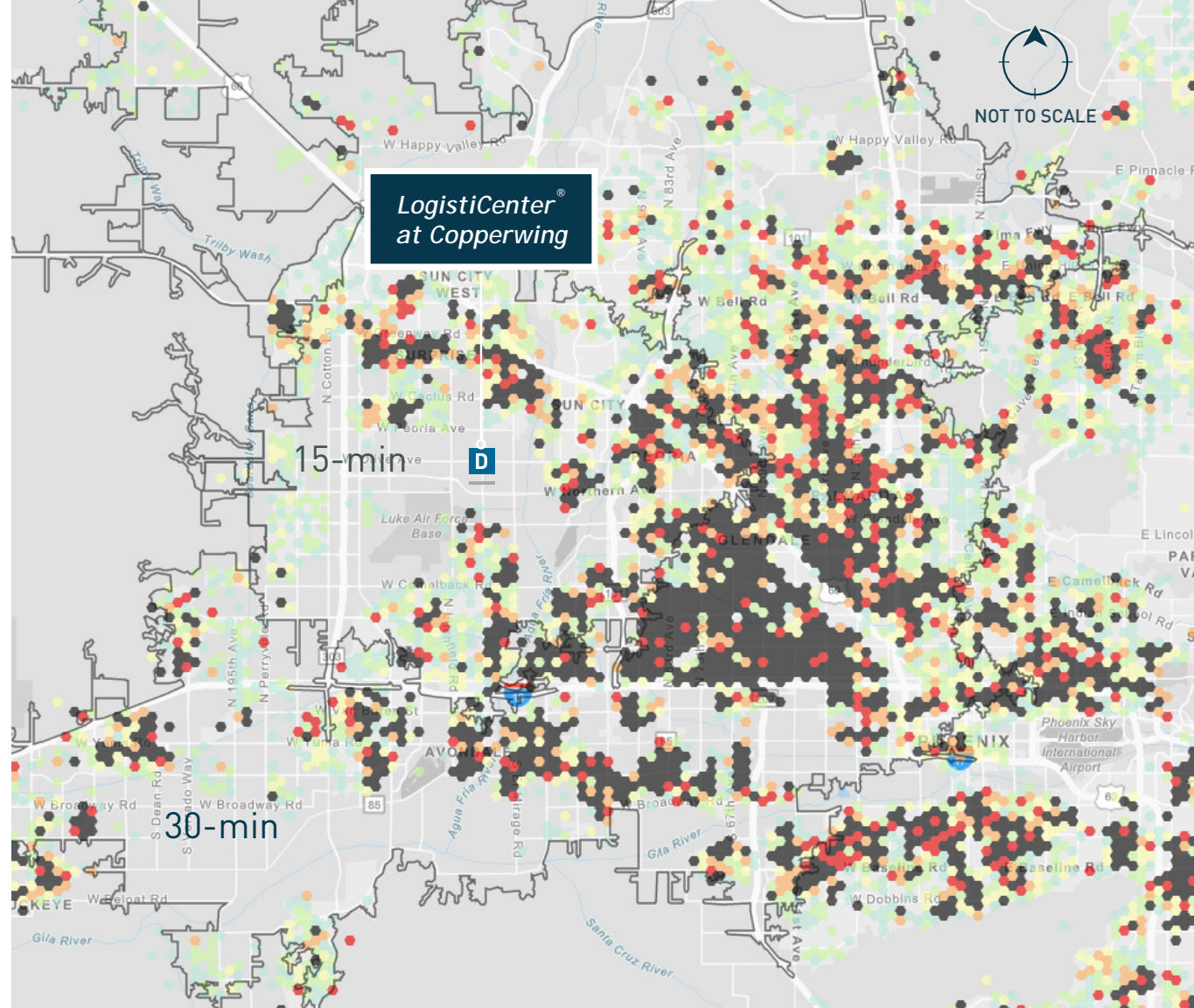
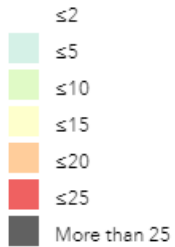


# LogistiCenter<sup>®</sup> at Copperwing

Transportation/Moving Occupations Applicant Pool



Transportation/Moving Occupations Applicant Pool - Phoenix



# Distribution & Warehouse Skills

The western submarkets of the Phoenix metro have the deepest concentrations of distribution warehouse skills in the area, including West Phoenix, Glendale and Peoria. However, smaller clusters of these skills can be found in the south and east submarkets including South Phoenix and Central Mesa.

The subject site is located proximate to the deeper concentrations of the desired skills, able to access these submarkets within a 30-minute commute and able to access over 84,000 workers in the Transportation and Moving occupations.

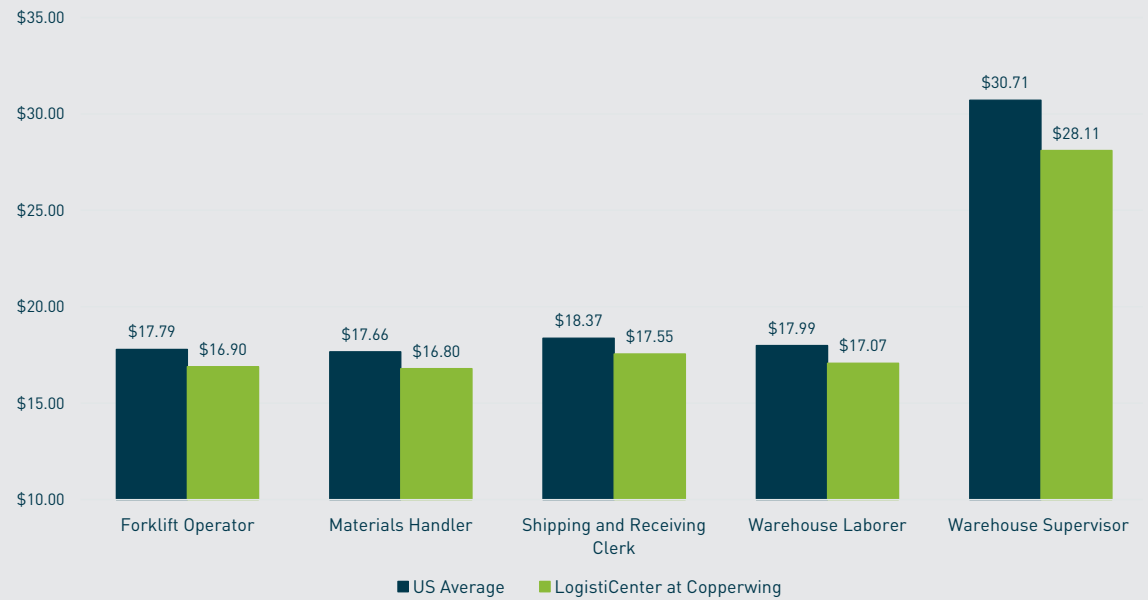
## Labor Cost Differential

### Starting Wages

Labor Analytics identified select transportation and logistics occupations to identify market median wages and compare them to the national average.

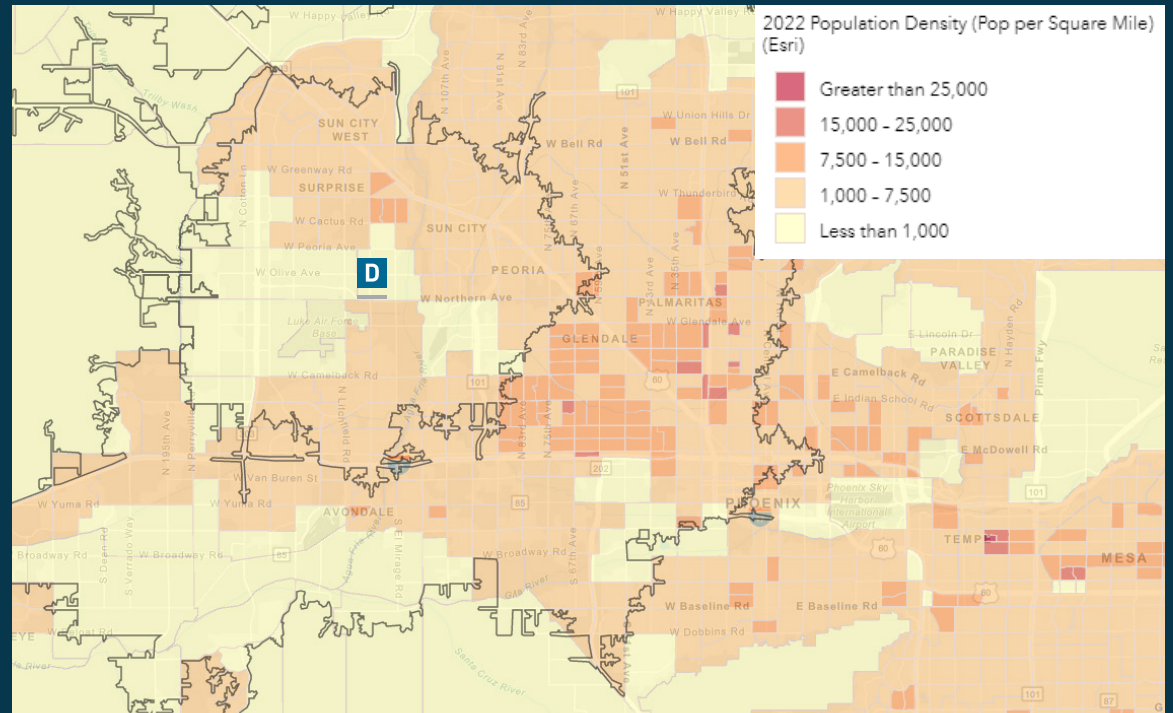
- Wages near the LogistiCenter at Copperwing site are 4.5% to 8.5% below the national average, providing a favorable labor cost position.
- Wages displayed are the median wage for the title at 1 year experience base wage (excluding bonuses, shifts, benefits, etc)
- Supervisor wages are at 3 years experience
- Actual wages may differ by employer based on size, specific job requirements and market demand.

Median Hourly Wage Comparison



## Population Density

Like the concentration of distribution and warehouse workforce, densities of population and workforce are located primarily among the west, south and select east submarkets, including Surprise, Peoria, Glendale and Mesa.



# Foreign Trade Zones

LogistiCenter<sup>®</sup> at Copperwing is seeking FTZ approval for all users within the park.

El Mirage is a member of the Greater Maricopa Foreign Trade Zone (GMFTZ) and as such, supports the FTZ project underway for the LogistiCenter<sup>®</sup> at Copperwing. Once FTZ approval occurs, all users within the project, may operate an FTZ simply by activating their operations with U.S Customs. The FTZ designation and tax support has already been completed by ownership. This will shorten the start-up timeline for “Live Zone operations” by over 50%.

FTZs are areas designated to facilitate and encourage international commerce with opportunities to reduce your cost of operations for companies qualifying for this federal program. The benefits are described below.

## Benefits within a FTZ

### Property Tax Savings

- Reduce Arizona real and personal/equipment property taxes on investments by as much as 72%.
- Arizona state law allows for any property in a FTZ that is approved and activated to be re-classified down from 18% valuation to 5% valuation.

### Reduced Fees/Streamlined Procedures

- Reduced paperwork – Consolidated weekly entry process reduces fees.
- Reduced supply chain time – Faster customer clearance with special direct delivery procedures.
- Lower fees – Reduction can be up to \$1 million in savings annually.
- Duty Deferral and Reduction – Duty is paid on end products only when goods enter the U.S.
- Duty Elimination – Foreign merchandise in the FTZ may be re-exported free of duty and federal excise tax. No duty is paid on goods scrapped, wasted or destroyed in a FTZ.

### Security

- Activated FTZ operators enjoy the highest level of security. This allows operators to negotiate lower insurance rates.





## LogistiCenter® at Copperwing

Northern Parkway & Dysart Road  
El Mirage, AZ

### About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has developed more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Boston, Chicago, Dallas, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit [www.Dermody.com](http://www.Dermody.com).

### About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

### About CBRE

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