



VISTANCIA COMMERCE PARK

AT FIVE NORTH

MULTI-BUILDING COMMERCE PARK

4 Brand New Industrial Buildings



SEC Westward Skies Dr. & Desert Cactus Ln. in Vistancia | Peoria, AZ

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Vistancia Commerce Park – Where Advanced Technology Meets Strategic Location

Introducing Vistancia's premier four-building industrial development, strategically positioned to serve the Metro Phoenix's semiconductor and advanced manufacturing corridor. Located within close proximity to the future AMKOR \$2 billion facility and just minutes from TSMC's \$165 billion campus, this cutting-edge campus offers unparalleled access to the region's high-tech market.

With convenient Loop 303 access and flexible building configurations, the development is purposefully built for innovation-driven companies, semiconductor suppliers, and advanced manufacturing operations seeking a sophisticated industrial environment. The park offers a variety of sizing options to accommodate diverse operational needs, while the campus's prime positioning places tenants at the epicenter of Arizona's technology revolution.



BUILDING SPECS:

Building	Building SF	Building Dimensions	Minimum Divisibility	Column Spacing	Clear Height	Dock Doors: (9' x 10')	Grade Level Doors (12' x 14')	Sprinkler	Power	Vehicle Parking
A	43,600	364' x 120'	±9,400 SF	40' x 52'	28'	0	6	ESFR	3,000 amps (expandable)	127
B	54,500	364' x 150'	±23,000 SF	50' x 52'	28'	16	6	ESFR	3,000 amps (expandable)	75
C	48,000	320' x 150'	±16,000 SF	52' x 50'	28'	12	6	ESFR	3,000 amps (expandable)	67
D	93,600	520' x 180'	±18,800 SF	52' x 60'	32'	28	4	ESFR	3,000 amps (expandable)	85



AREA DEMOGRAPHICS:

Drive Time	2025 Population	2030 est. Population	Est. Annual Growth Rate	Median HH Income	Median Home Value	Labor Force
10 min	4,299	4,315	0.07%	\$167,930	\$651,961	2,342
20 min	231,693	246,368	1.24%	\$125,042	\$550,408	119,961
30 min	1,070,627	1,170,194	0.68%	\$90,974	\$461,151	577,654



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