

Q3 2027 Delivery

**±6,000
AMPS**
per Building
B3 & B4

±42'
Clear Height

Building B3 ±693,760 SF

Building B4 ±520,170 SF

Buildings
combinable to ±1,319,962 SF

Additional land for BTS

LogistiCenter® at Copperwing

Olive Ave & Dysart Road | El Mirage, AZ

±961 Acre Master Planned Industrial Park

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LogistiCenter® at Copperwing

Exceptional surrounding labor and transportation infrastructure



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 Project

Over ±7 million SF
of distribution
space and individual
buildings up to
±1.4 million SF

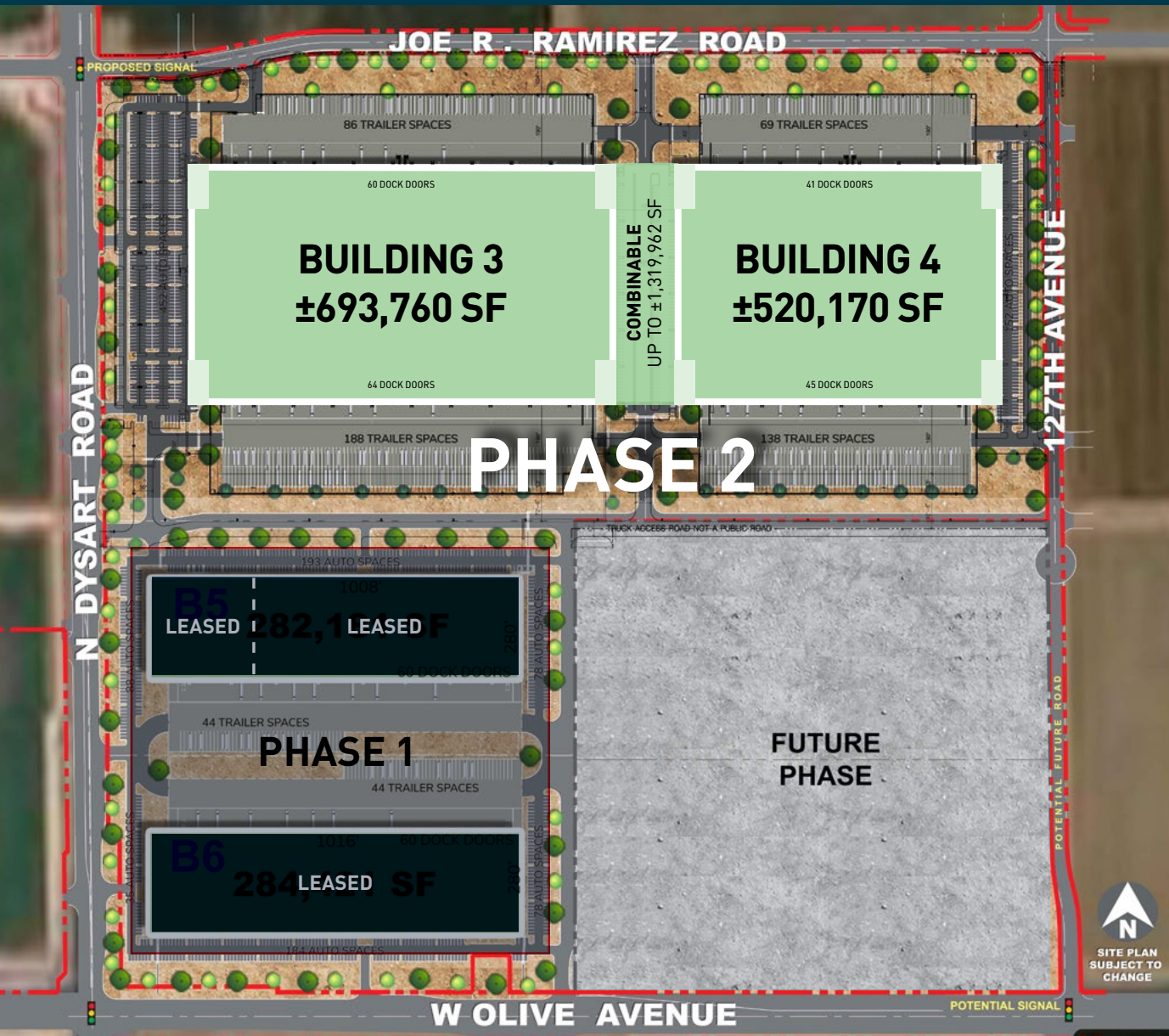
LogistiCenter[®] at Copperwing

DERMODY



Phase 2 - ±1,213,930 SF

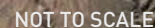
- Buildings combinable up to ±1,319,962 SF
- 42' clear height adds an extra full pallet level above 40' clear – 17% more cubic racking volume



Property Specs	B3	B4
Building Size (SF)	±693,760	±520,170
Space Available (SF)	±693,760	±520,170
Site Area (Acres)	±40.0	±32.6
Office Area (SF)	BTS	BTS
Clear Height*	±42'	±42'
Building Dimensions	±1119' x ±620'	±839' x ±620'
Column Spacing	±58' x ±60'	±58' x ±60'
Speed Bays	±70'	±70'
Truck Court Depths	±190'	±190'
Dock Doors	124	86
Drive-In Doors (14' x 16')	4	4
Trailer Parking	±274	±207
Auto Parking	±519	±279
Floor Thickness	±8"	±8"
Warehouse Lighting	LED (30 FC)	LED (30 FC)
Fire Protection System	ESFR	ESFR
Electrical Service	±6,000 Amps	±6,000 Amps
Roof Type	60 Mil TPO	60 Mil TPO

42' clear height can support up to 17% more racked product than a 40' clear.

ALL MEASUREMENTS ARE APPROXIMATE



Area Amenities

BNSF
RAILWAY
30 minutes drive time

Corporate Neighbors

27 minutes drive time

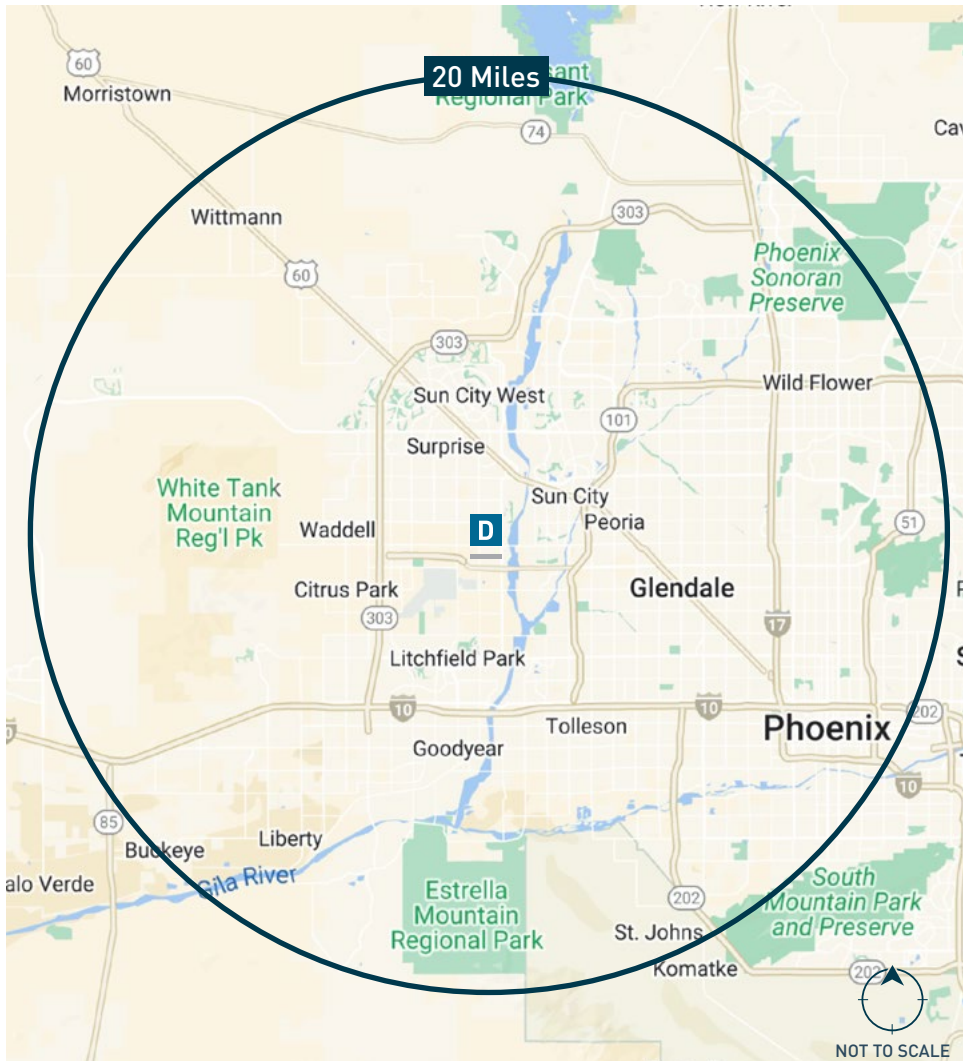


NOT TO SCALE

Not To Scale

Demographics

20-Mile Statistics



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

Nearby	Miles	Minutes
TSMC	29	27

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

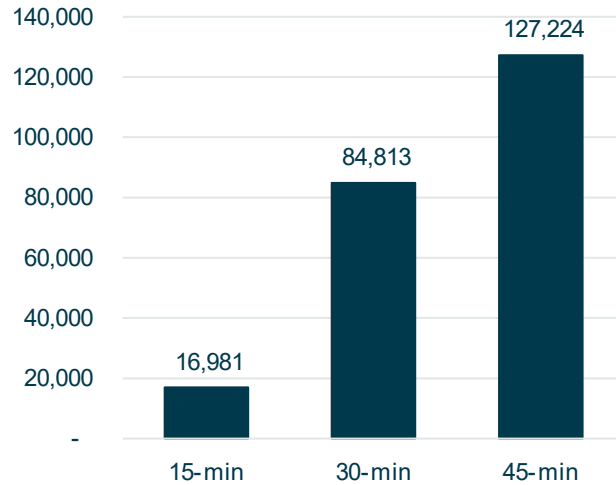
Legend

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

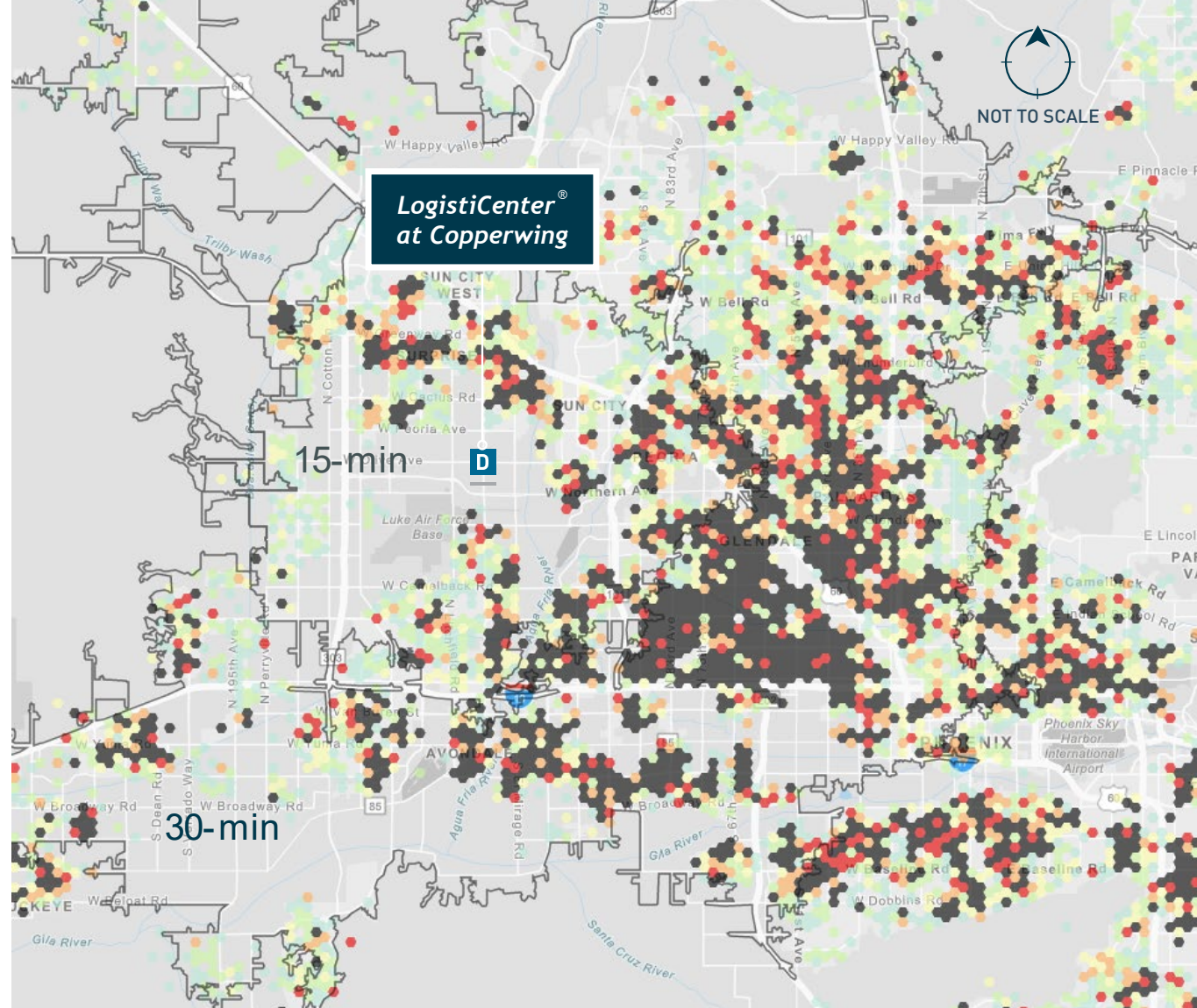
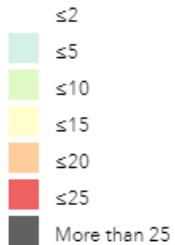


LogistiCenter[®] at Copperwing

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.

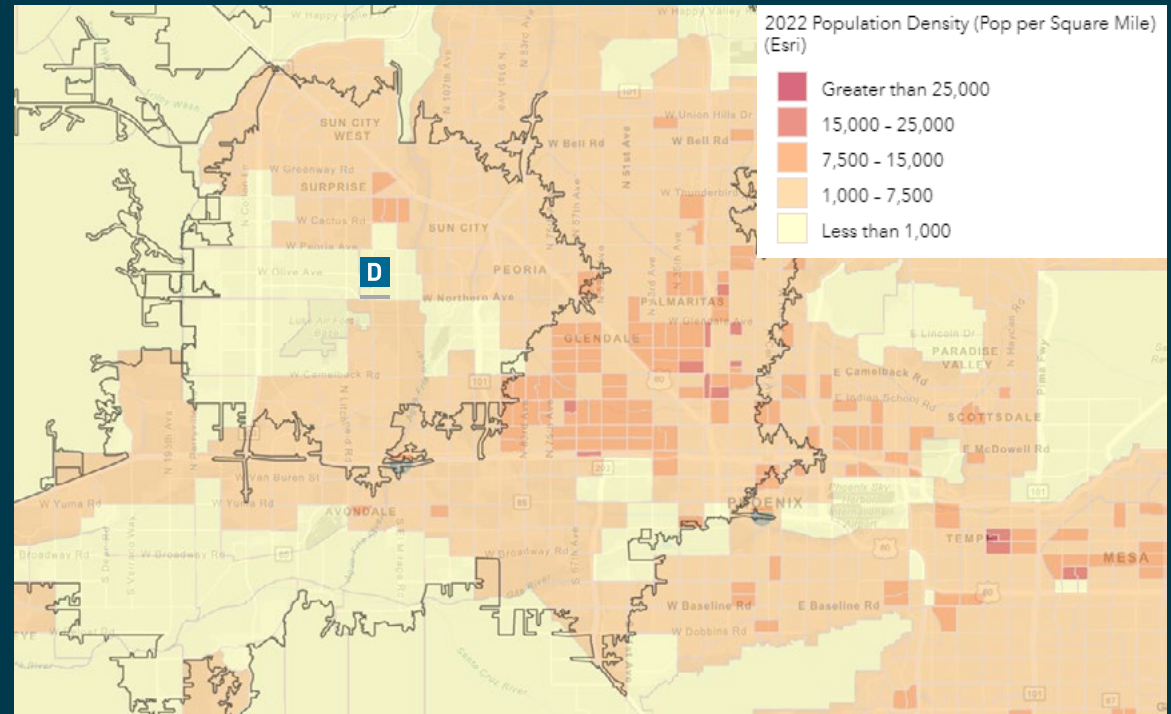
- Wages near the LogistiCenter at Copperwing site are 4.5% to 8.5% below the national average, providing a favorable labor cost position.
- Wages displayed are the median wage for the title at 1 year experience base wage (excluding bonuses, shifts, benefits, etc)
- Supervisor wages are at 3 years experience
- 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® 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® 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

Olive Ave & 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 deployed more than \$11 billion of total capital across all platforms nationwide, having acquired and developed approximately 125 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.

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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