

# GERMANN RD & SIGNAL BUTTE RD | QUEEN CREEK, AZ 85142

±14.3 Acres Available For Sale Near the High Growth Pecos Advanced Manufacturing Zone!



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**COMMERCIAL PROPERTIES INC.**  
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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com



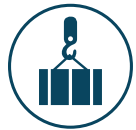
# GERMANN RD & SIGNAL BUTTE RD

## QUEEN CREEK, AZ 85142

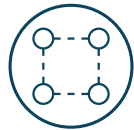
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## Executive Summary

The **Germann Rd & Signal Butte Rd** property offers a unique opportunity to develop a landmark property in a rapidly growing area. The property is large enough to accommodate a variety of commercial uses, and it is located in a prime location with excellent access to transportation and amenities.



**Industrial Land**  
Property Type



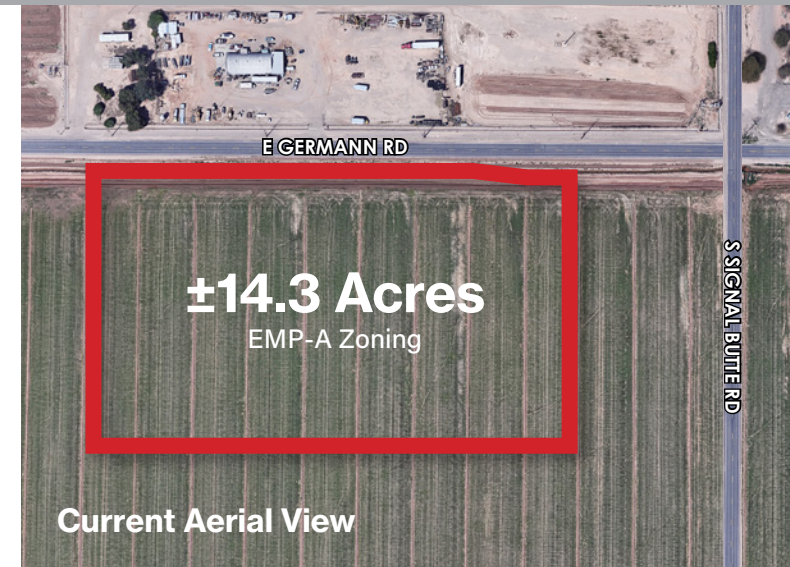
**±14.3 Acres**  
Lot Size



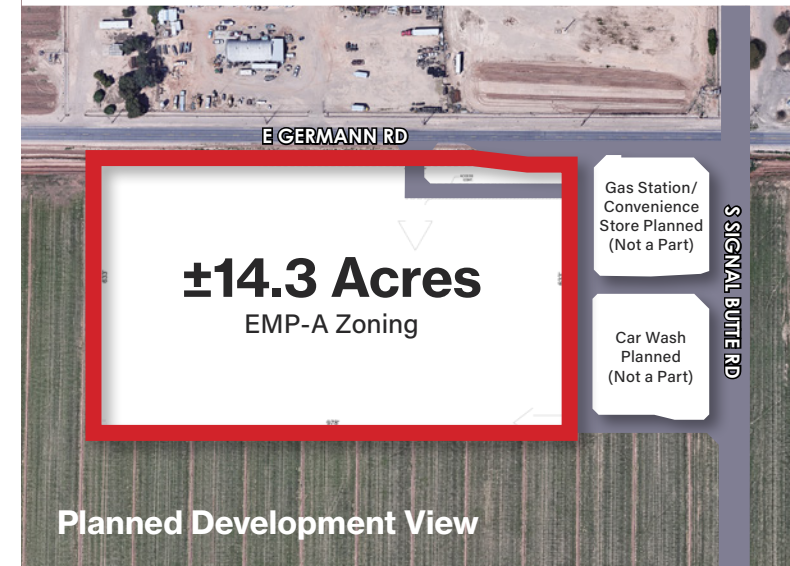
**EMP-A**  
Zoning

- Prime location in Queen Creek, AZ with easy access to major highways and transportation corridors
- Located adjacent to the Pecos Advanced Manufacturing Zone
- Near Phoenix/Mesa Gateway Airport

This property would be an ideal investment for a developer who is looking to capitalize on the growth of the Queen Creek, Arizona market. The property offers the opportunity to develop a successful commercial project located within this high growth, high tech corridor.



Current Aerial View



Planned Development View

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## Submarket Overview

The Queen Creek, Arizona market is experiencing strong growth, with a population of over 500,000 and an economy that is projected to grow by over 5% in the next five years. This growth is being driven by a number of factors, including the city's proximity to Phoenix, its strong employment base, and its growing amenities and attractions.



**2.6 M**

12 Month  
Deliveries in SF



**6.5%**

Vacancy  
Rate



**2.1 M**

12 Month Net  
Absorption in SF



**12.7%**

12 Month  
Rent Growth

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## Nearby Developments



### SkyBridge Arizona

SkyBridge is a game-changing, 435-acre multi-use gateway development home to an expedited, joint U.S.-Mexico Customs inspections facility. Strategically located in the rapidly growing, greater Phoenix area, SkyBridge promises businesses more efficiency and more connections with fewer steps.

<https://skybridge.cbre-properties.com/>



### LG Energy Solution Battery Plant

LG Energy Solution will invest \$1.4 billion to build a new battery factory in Arizona by 2024 as it looks to meet the demand of customers in North America. The new battery factory will be LG's first in the United States to use cylindrical cells with plans to commence construction of the site in the second quarter of 2022. Once mass production ramps up in 2024, the site will have the capacity to produce 11 gigawatt-hours of battery cells each year. Capacity could grow further in the future.

<https://www.carscoops.com/>



### Meta Platforms (Facebook) Data Center

Online social media giant Meta Platforms, parent of Facebook, announced an expansion of its Mesa Data Center, with plans to add three new buildings that will increase the campus to five buildings with more than 2.5 million square feet of space. This expansion will raise Meta's investment in Arizona to more than \$1 billion and eventually will be home to more than 200 jobs, along with 2,000 construction workers, an increase from 500 construction jobs announced previously. The complex is scheduled for completion in 2026.

<https://www.azcentral.com/>



### Apple Data Center

Apple's Mesa, Arizona facility was originally built by Tempe-based First Solar Inc, but was never fully occupied. Now the 1.3 million square foot building is one of Apple's data centers.

<https://baxtel.com/data-center/apple-mesa>



### Amazon Warehouse Developments

Amazon.com Inc. has multiple major developments in the works in Mesa. Amazon closed on two large properties totaling about 114 acres, costing the company a total of \$35 million. There is also a proposed 2.9 million-square-foot fulfillment center project in the same area that appears to be another Amazon development.

<https://www.aztechcouncil.org/>



### Google Data Center

The facility is planned on 187 acres of farmland on the northwest corner of Elliot and Sossaman roads. It will join five other planned or existing data centers in the Elliot Road Technology Corridor, including an Apple facility.

Construction is expected to begin within the next five years, with the first 250,000 square feet in place by July 2025. Google is expected to spend \$1 billion to build 750,000 square feet by July 2029.

<https://www.azcentral.com/>

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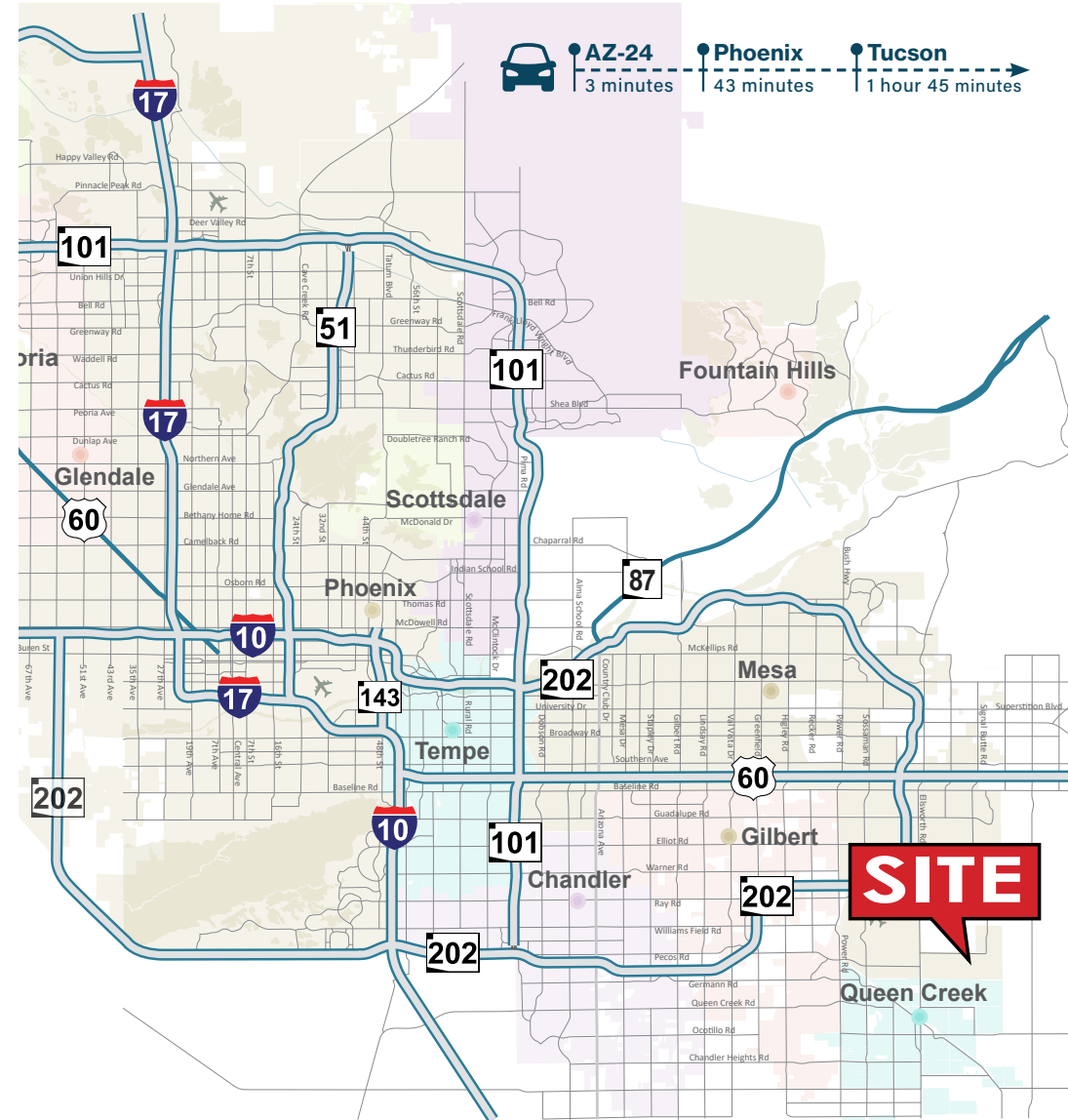
## Phoenix East Valley

Not so long ago, the Phoenix East Valley was a farming community. Much has changed since then. Today, the region is a major business and employment center, with well-known global brands, plus homegrown firms and some of the most creative startup ventures imaginable.

Our healthy economy, friendly regulatory environment and highly skilled workforce are just a few reasons why a growing number of companies and individuals choose to call the region home. But there's something else. Here in the Phoenix East Valley, our political, civic and community leaders work together to move the region forward.

<https://phxeastvalley.com/>

## Demographics (5 Mile Radius)



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## The Phoenix East Valley Means Business and Others are Taking Notice:

The PHX East Valley is synonymous with smart development.

So what has our region been up to lately?

The PHX East Valley has been growing exponentially. During the past year, dozens of companies have relocated or expanded in the region, bringing thousands of jobs with them.

Among them:

- Able Aerospace, Mesa
- Adhere Health, Gilbert
- Amazon, Chandler, Mesa, Tempe
- ARCH Global Precision, Chandler
- ArmorWorks, Chandler
- AT&T, Mesa
- Banner Ocotillo Medical Center, Chandler and Queen Creek
- BD Peripheral Intervention, Tempe
- Bright Health Plan, Tempe
- CarMax, Tempe
- CAVU Aerospace, Mesa
- Clarivate Analytics, Chandler
- Commercial Metals Company, Mesa
- Compound Photonics, Chandler
- Comtech, Chandler
- CVS Health, Chandler
- Dexcom, Mesa
- Isola, Chandler
- Dignity Health, Chandler
- Dignity Health/Kindred Healthcare, Gilbert
- Dignity Health/Phoenix Children's Hospital, Gilbert
- Door Dash, Tempe
- Douglas Allred Company, Chandler
- Fountain Hills Medical Center, Fountain Hills
- Gila River Hotels and Casinos, Gila River
- (HEROS) Helicopter Engine Repair and Overhaul Service, Chandler
- HonorHealth Primary and Urgent Care, Fountain Hills
- Insight, Chandler
- JP Morgan Chase, Tempe
- LASER COMPONENTS Detector Group, Chandler
- Local Motors, Chandler
- Marwest Enterprises, Mesa
- MOOG Space and Defense, Gilbert
- Northrop Grumman, Chandler, Gilbert
- Norton Lifelock, Tempe
- Offerpad, Chandler
- Open Door, Tempe
- Park University, Gilbert
- Rinchem, Chandler
- Silicon Valley Bank, Tempe
- Times Microwave Systems, Mesa
- Toyota Financial Services, Chandler
- Urbix Resources, Mesa
- VB Cosmetics, Inc., Chandler
- WageWorks, Mesa
- Zovio, Chandler



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