

±623 - 1,173 Acres
Mixed-Use Land for Sale



10-8 Business Park ELOY, AZ

Industrial | Commercial | Hospitality | Distribution/Manufacturing



10-8 Business Park

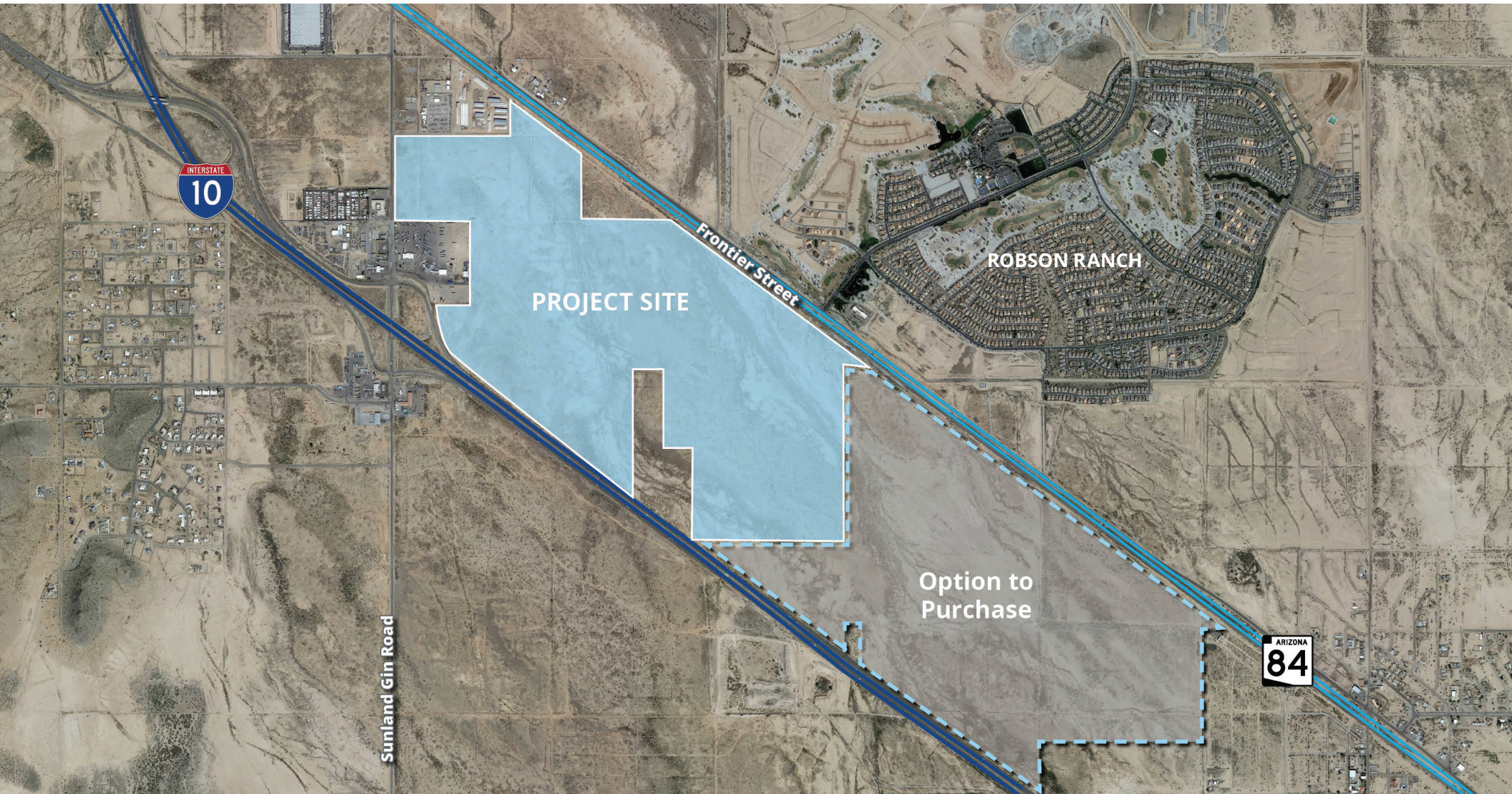
PROPERTY

LAND AREA	±1,173 AC
UTILITIES	Site accessible
PARCEL#	402-15-041B
ZONING	PAD
FREEWAY ACCESS	I-10 & I-8

HIGHLIGHTS

- Located in an Opportunity Zone
- Class A Business Park
- Access Rail line
- ±623 - 1,173 acres of flexible zoning
- Major transportation corridor in every direction
- Development targeted to meet requirements for Industrial/manufacturing, Distribution, and Commercial tenants

*Artist's Rendering



PINAL COUNTY

AVAILABLE STATE & LOCAL INCENTIVES

- Job Training Reimbursement Program from Pinal County
- Sales tax exemptions for manufacturing
- Qualified Facility refundable income tax credit
- High-tech advanced manufacturing job training at Central Arizona College
- Customized recruiting strategies for highly skilled jobs

BUSINESS ADVANTAGES IN PINAL COUNTY

- Pinal County is at the crossroads of I-10 and I-8 and also has access to US Route 60
- Foreign Trade Zones available
- Multiple Opportunity Zone locations
- Two hours from Nogales, Mexico border crossing
- Within one hour from two international airports – Phoenix and Tucson
- Rail served by Union Pacific Rail throughout the County



RECENT LOCATES & EXPANSIONS

KOHLER
 500 NEW JOBS
 \$376M NEW CAPITAL INVESTMENT

LG Energy Solution
 2,800 NEW JOBS
 \$2.8B NEW CAPITAL INVESTMENT

NIKOLA
 1,762 TOTAL JOBS
 \$800M NEW CAPITAL INVESTMENT

P&G
 500 NEW JOBS
 \$500M NEW CAPITAL INVESTMENT

CCP
 209 NEW JOBS
 \$400M NEW CAPITAL INVESTMENT

LUCID
 6,120 TOTAL JOBS
 \$1.9B NEW CAPITAL INVESTMENT

Source: Pinal County, Economic Development Office

SITE LOCATION & DRIVE TIMES



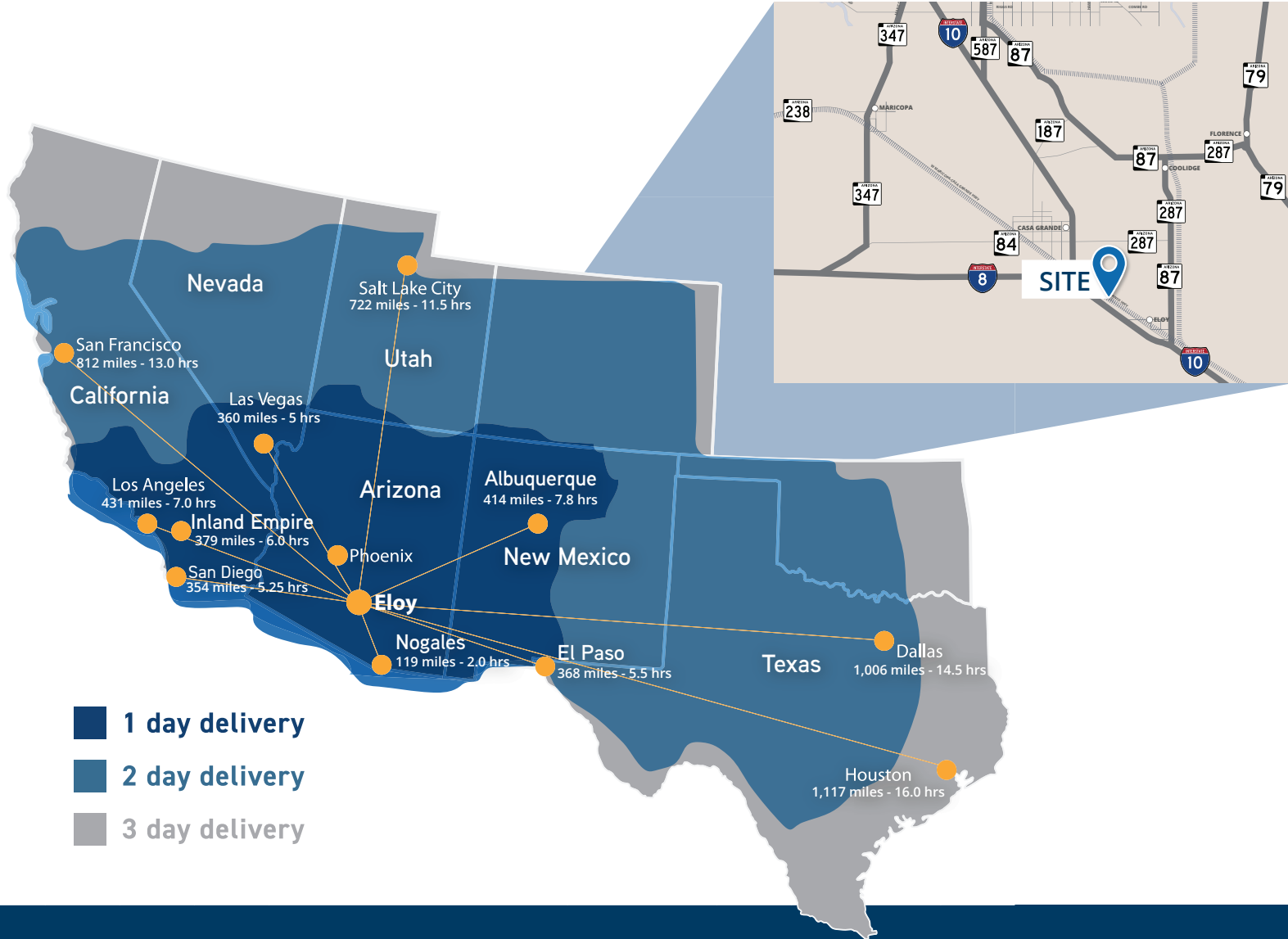
Immediate access to the I-10, and I-8



One hour drive to Sky Harbor International Airport



1 hour drive to both Downtown Phoenix, and Downtown Tucson



LET'S TALK

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