

# THE CONFLUENCE

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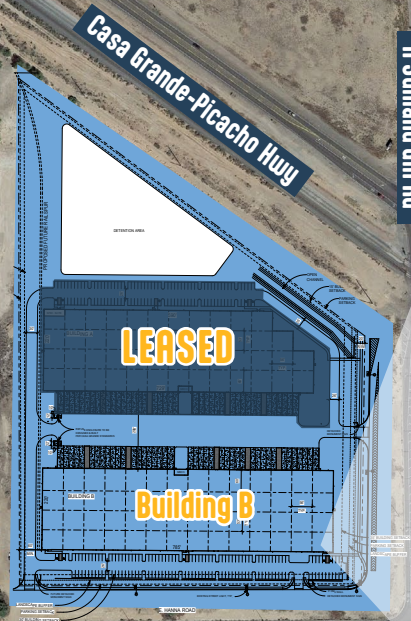
173,035 SF Divisible

1371 Sunland Gin Rd | Casa Grande, AZ

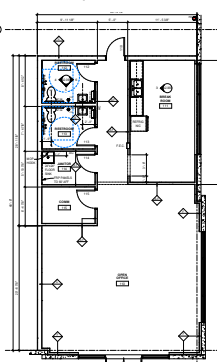




UCID



±1,274 Spec Office Suite



## BUILDING B

<b>Available Space</b>	173,035 SF, divisible
<b>Building Dimensions</b>	220' x 785'
<b>Loading</b>	38 dock high doors / 4 drive-in doors
<b>Power</b>	3000A, 277/480 volt, three phase electrical service. Conduit for future power expansion to 6000A power provided by APS
<b>Parking</b>	140 auto parking stalls / future trailer parking expansion
<b>Zoning</b>	L1 (City of Casa Grande)
<b>Floor</b>	6" thick warehouse floor slab
<b>Column Spacing</b>	60' speed bays, 56' x 53' bay size in the warehouse area
<b>Height</b>	32' clear height
<b>Roof</b>	1% sky lights, 20-year roof warranty
<b>Truck Court</b>	100% concrete, fully secured 208' shared truck court
<b>Rails</b>	Rail capable UPRR main line
<b>Sprinklers</b>	K-25 ESFR
<b>Spec Office</b>	1,274 SF

# CASA GRANDE/ELOY DEMOGRAPHICS

Drive Time	2024 Total Population	Projected 2029 Population	Households	Civilian Population of Age 16+ Labor Force	2024 Median Age
30 minutes	141,182	150,250	50,482	56,403	41.1
60 minutes	3,195,766	3,338,460	1,199,350	1,682,286	36.6
90 minutes	6,142,590	6,400,064	2,338,437	3,141,270	38.6



## DRIVE TIMES FROM CASA GRANDE, AZ

Chandler, AZ	45 minutes
Tucson, AZ	53 minutes
Phoenix, AZ	53 minutes
Lukeville Port of Entry, Mexico	2.5 hours
San Diego, CA	5 hours
Los Angeles, CA	6.5 hours

## AREA IMPROVEMENTS

- ±40 minutes (42.8 miles) to existing Intel campus
- ±70 minutes (77.6 miles) to future TSMC site
- \$800M 26-mile expansion of I-10 from Chandler to Casa Grande has been approved, construction to commence in 2025



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