



# SUPERSTITION COMMERCE PARK

**6 Building Industrial Park** 4008 S Signal Butte Road, Mesa, AZ

## Rent-Ready Work:

- Spec offices
- 100% air conditioned
- Dock packages
- LED lights
- R-30 insulation



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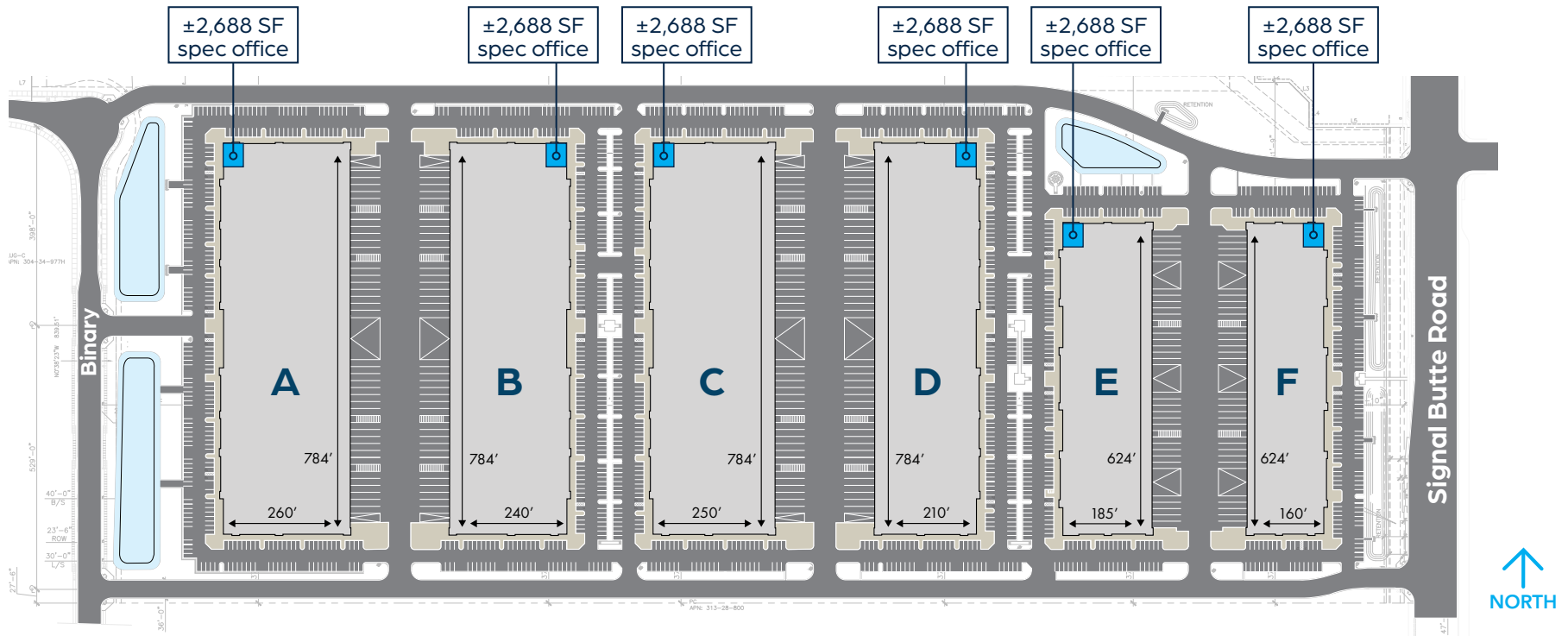


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# Superstition Commerce Park

Superstition Commerce Park is a ±961,884 SF Class A industrial park offering a range of buildings between 99,025 SF to 202,695 SF. The 6-building master planned site, located just 3 miles from Loop 202, sits on Signal Butte Road just south of Apple's Global Operations Center in Mesa, Arizona. Dalfen Industrial is proud to bring this development to Mesa which boasts a talented workforce as well as a growing transportation network, continuously attracting local and global businesses.





**Rent-Ready Work:** Spec offices | 100% air conditioned | Dock packages | LED lights | R-30 insulation

| Building | Address                | Building SF | Office SF | Clear Height | Grade-level Doors | Dock-high Doors | Power (Amps) | Building Depth | Column Spacing             | Truck Court      | Auto Parking |
|----------|------------------------|-------------|-----------|--------------|-------------------|-----------------|--------------|----------------|----------------------------|------------------|--------------|
| A        | 4009 S Binary          | 202,695     | ±2,688    | 36'          | 4                 | 38              | 3,600        | 260'           | 56' x 50'<br>60' Speed Bay | 200'<br>(Shared) | 276          |
| B        | 4013 S Binary          | 187,045     | ±2,688    | 32'          | 4                 | 38              | 3,600        | 240'           | 56' x 60'                  | 200'<br>(Shared) | 266          |
| C        | 4017 S Binary          | 194,870     | ±2,688    | 32'          | 4                 | 38              | 3,600        | 250'           | 56' x 50'<br>60' Speed Bay | 200'<br>(Shared) | 260          |
| D        | 4016 S Signal Butte Rd | 163,603     | ±2,688    | 32'          | 4                 | 38              | 3,600        | 210'           | 56' x 50'<br>60' Speed Bay | 200'<br>(Shared) | 221          |
| E        | 4012 S Signal Butte Rd | 114,606     | ±2,688    | 32'          | 6                 | 30              | 3,000        | 185'           | 52' x 60'                  | 190'<br>(Shared) | 229          |
| F        | 4008 S Signal Butte Rd | 99,025      | ±2,688    | 32'          | 6                 | 30              | 3,000        | 165'           | 52' x 50'<br>60' Speed Bay | 190'<br>(Shared) | 198          |



# Location Highlights

±3 miles from Loop 202 via Signal Butte Road and Elliot Road

±3 miles from US 60

±3 miles from SR 24

Adjacent to the ±3,200-acre Eastmark Master Planned Community

Proximity to ASU Polytechnic Campus, East Valley Institute of Technology, and Maricopa Community College East Valley Campus

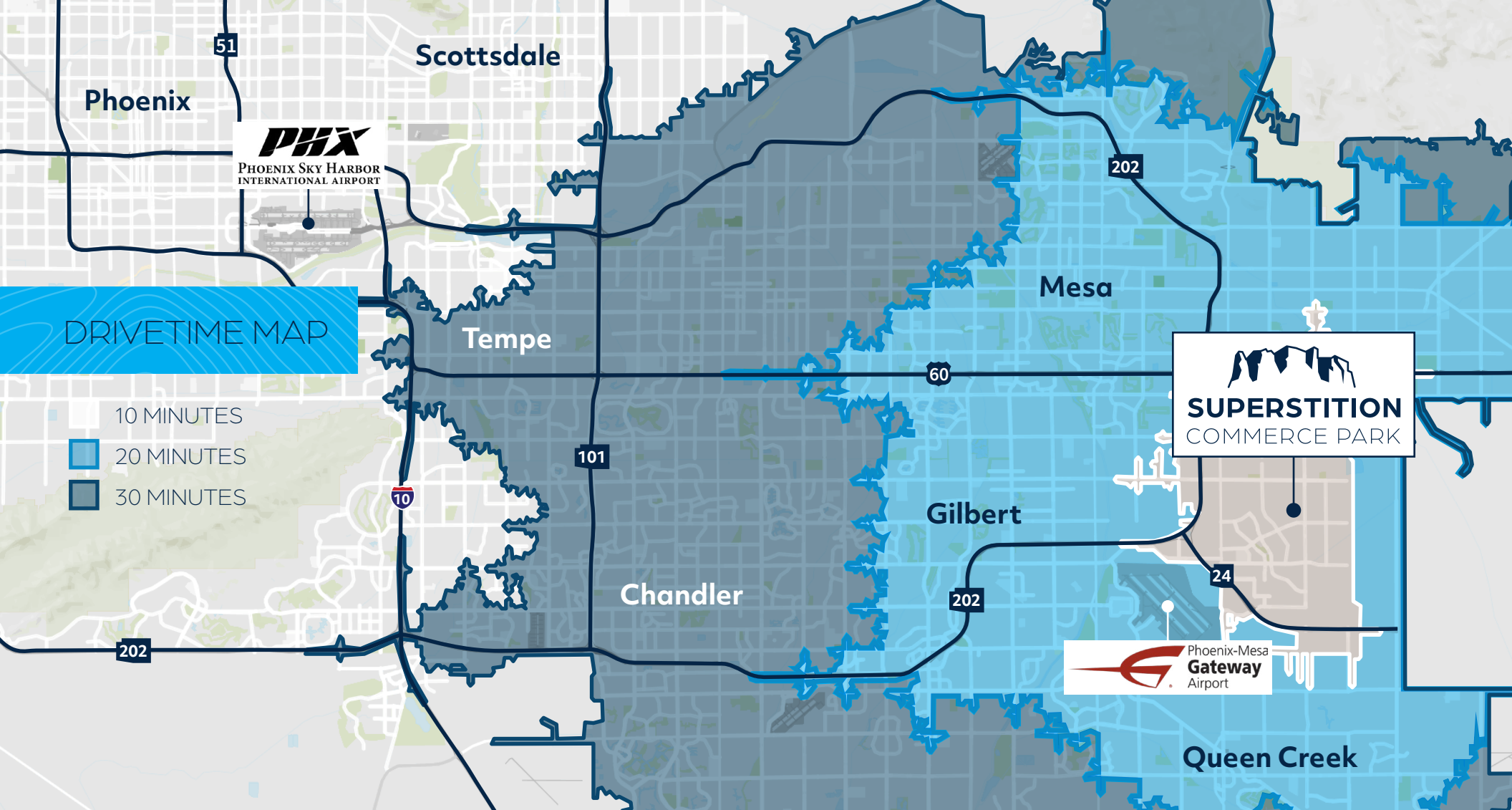


±7 miles | ±15 minutes



PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

±28.5 miles | ±30 minutes



## Area Demographics

### POPULATION

|              | 10 min | 20 min  | 30 min    |
|--------------|--------|---------|-----------|
| <b>2024:</b> | 81,991 | 589,993 | 1,570,047 |

### LABOR POPULATION

|              | 10 min | 20 min  | 30 min  |
|--------------|--------|---------|---------|
| <b>2024:</b> | 41,807 | 293,276 | 844,516 |

### MEDIAN HOUSEHOLD INCOME

|              | 10 min    | 20 min   | 30 min   |
|--------------|-----------|----------|----------|
| <b>2024:</b> | \$113,868 | \$92,920 | \$92,046 |

# MESA, ARIZONA



PHOENIX-MESA GATEWAY AIRPORT

## Industry Concentration

within a 30 minute drive

1,223

Manufacturing Firms

Esri 2022

66,563

Manufacturing Employees

421

Transportation Warehouse Firms

37,014

Transportation Warehouse Employees

## Education

within Mesa, AZ



90%

High School graduates

US Census Bureau 2021

30%

Bachelor's Degree or higher



## Why Industrial Here

Between 2015 and 2021, Arizona's manufacturing share of Real GDP, a measure of economic output, grew from **\$25.2 billion** to **\$32.8 billion** for a rate of **30.4%** – more than double the U.S. manufacturing growth rate (**14%**).

Arizona has added **14,100** jobs in manufacturing over the past year, a growth rate of **7.8%**, more than double the U.S. rate of **3.7%**.

Arizona is ranked **no. 3** in the country for semiconductor manufacturing and **top-5** for aerospace and defense manufacturing employment.



# SUPERSTITION COMMERCE PARK

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