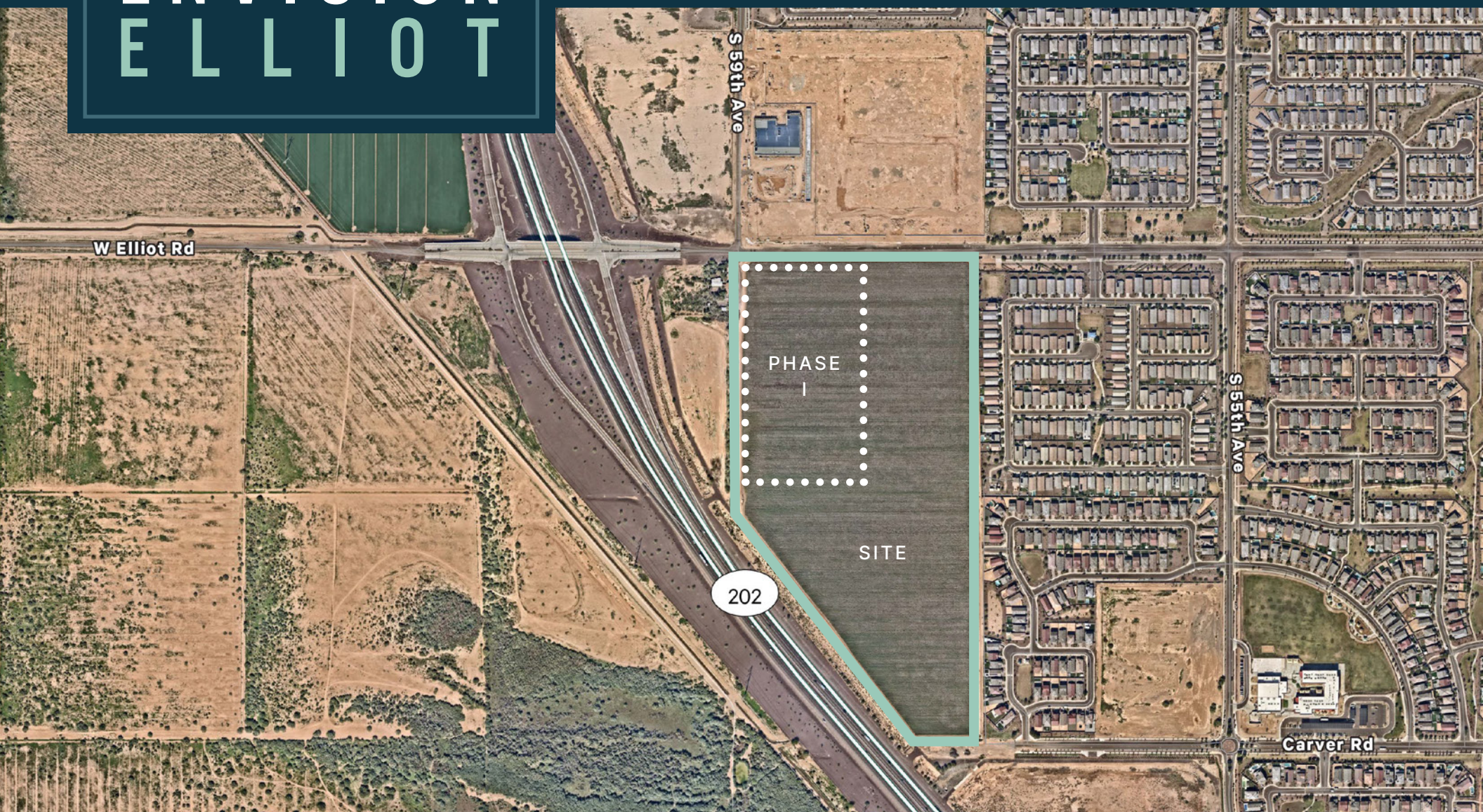


# ENVISION ELLIOT

SWC 59TH AVE & ELLIOT RD  
LAVEEN, AZ



CBRE



INDUSTRIAL AVAILABLE | ±20 ACRES FOR LEASE & BTS



# PROJECT OVERVIEW



±20 Acres of Industrial Zoned Land  
Expandable to ±63 Acres



Freeway Frontage along Loop 202  
for Maximum Visibility



Immediate Highway Accessibility  
to Loop 202



Tremendous Residential and Retail  
Growth in the Surrounding Area



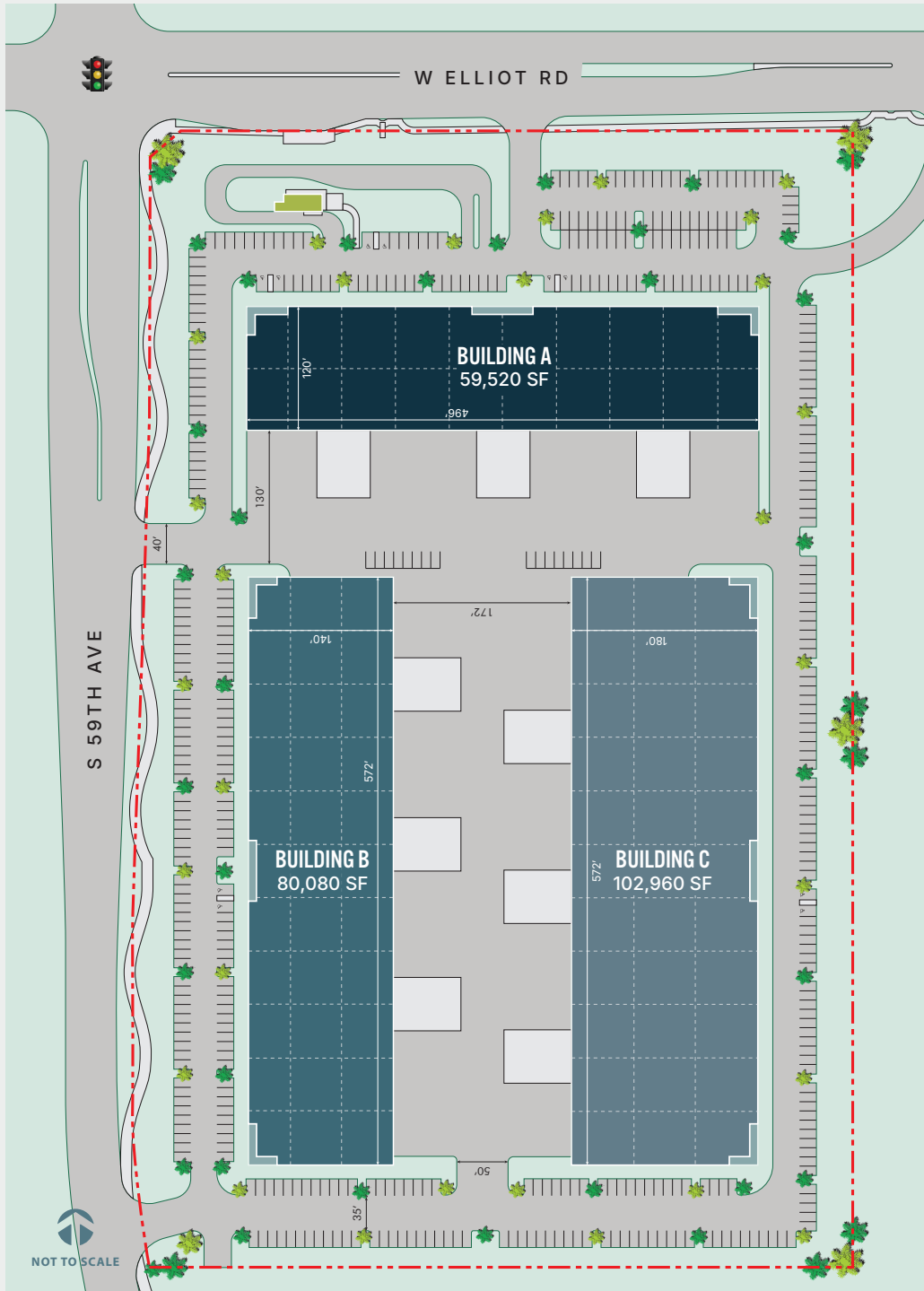
Excellent Connectivity between  
West Valley and East Valley



10 MW of Power Serviced to the  
Site — Great Location for Heavy  
Power Users and Manufactures







# CONCEPTUAL SITE PLAN

## BUILDING A

SIZE	±59,520 SF
CLEAR HEIGHT	32'
COLUMN SPACING	52' x 50'
BUILDING DEPTH	120'

## BUILDING B

SIZE	±80,080 SF
CLEAR HEIGHT	32'
COLUMN SPACING	52' x 50'
BUILDING DEPTH	140'

## BUILDING C

SIZE	±102,960 SF
CLEAR HEIGHT	32'
COLUMN SPACING	52' x 50'
BUILDING DEPTH	180'

# PHOENIX, AZ OVERVIEW



**BUSINESS FRIENDLY ENVIRONMENT:** Arizona ranks among the top states for low corporate taxes and streamlined regulations



**GROWING WORKFORCE:** Access to a skilled and diverse labor pool



**LOWER OPERATING COSTS:** Competitive utility rates and affordable real estate compared to coastal markets



**QUALITY OF LIFE:** Year-round sunshine, affordable housing, and vibrant communities attract talent and investment



**INNOVATION HUB:** Arizona is a leader in advanced manufacturing, technology, and renewable energy sectors



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