

**BUILD TO SUIT OPPORTUNITY
FOR LEASE
CONTACT BROKER FOR PRICING**

**2 acres,
Up to 33,000 SF**



SCOTLAND COURT INDUSTRIAL PHASE III

22280 & 22330 S. SCOTLAND CT. QUEEN CREEK, AZ 85142 | **INDUSTRIAL LAND**

LEASE

Cory Sposi
D 480.621.4025
M 480.586.1195
csposi@cpiaz.com

Cory Breinholt
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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

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

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EXECUTIVE SUMMARY

Property Description Built to suit /Lease Permit ready to issue

Location 22280 & 22330 S. Scotland Ct. Queen Creek, AZ 85142

Building Coverage(SF) ±33,000 SF

CALL BROKER FOR ADDITIONAL INFORMATION

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BUILD TO SUIT OPPORTUNITY
CONCEPTUAL BUILDING ELEVATIONS

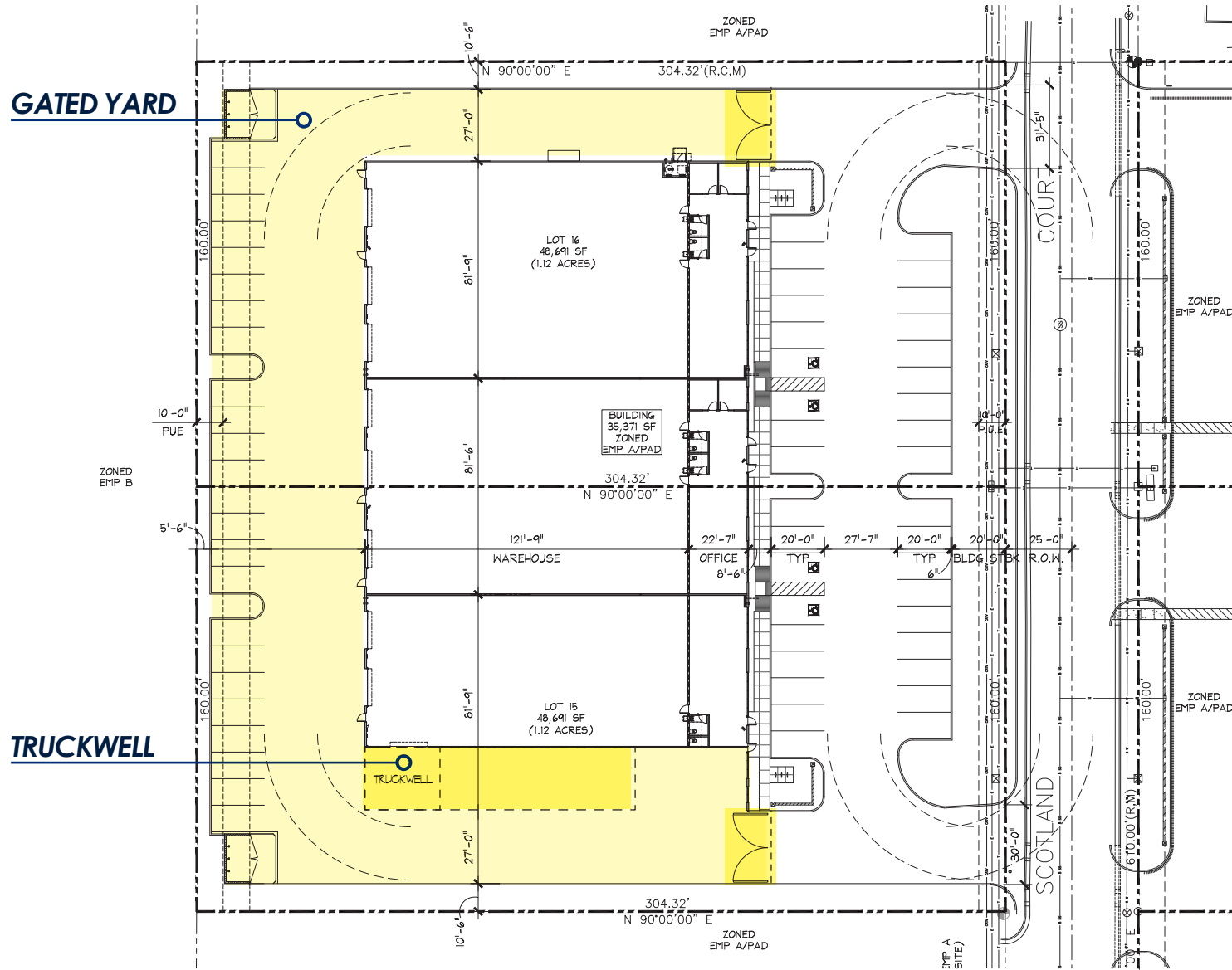


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22280 & 22330 S. SCOTLAND CT. QUEEN CREEK, AZ 85142 | INDUSTRIAL LAND

LEASE

BUILD TO SUIT
±30,000 SF BUILDING





QUEEN CREEK SUBMARKET

Industrial demand remains steady in the Chandler N/ Gilbert Submarket as a host of distribution, advanced manufacturing, and data center tenants fill properties. The submarket has key infrastructure advantages that attract industrial users, such as the Phoenix-Mesa Gateway Airport, ample freeway access, and the Union Pacific Railway. Additionally, the area's status as an opportunity zone as well as other public policy initiatives like the Pecos Advanced Manufacturing Zone and Elliot Road Technology Corridor provide favorable regulatory treatment to operators and builders. These factors helped drive a record 3.8 million SF of net absorption over the last 12 months, well above the five-year annual average of 1.5 million SF.

Developers have responded to this heightened demand with the most aggressive construction pipeline the submarket has ever seen. Roughly 10.2 million SF of industrial space is currently underway, which will expand the submarket's inventory by 35.5% once delivered. Much of the space is being built without a tenant in place as developers bet big on the submarket's growth outlook.

Investment activity is also at record levels. Approximately \$772 million worth of industrial assets has changed hands here in the last 12 months as both institutional and large private buyers target the submarket. The area's strong property performance and relatively higher yields when compared to California markets make it an attractive investment option.



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22280 & 22330 S. SCOTLAND CT. QUEEN CREEK, AZ 85142 | INDUSTRIAL LAND

LEASE

DEMOGRAPHIC SUMMARY

22280 S Scotland Ct, Queen Creek, Arizona, 85142

Ring of 5 miles

KEY FACTS

144,205

Population



44,941

Households

32.0

Median Age

\$81,635

Median Disposable Income

EDUCATION

5%

No High School Diploma



25%

High School Graduate



37%

Some College



33%

Bachelor's/Grad/Prof Degree

INCOME



\$101,728

Median Household Income



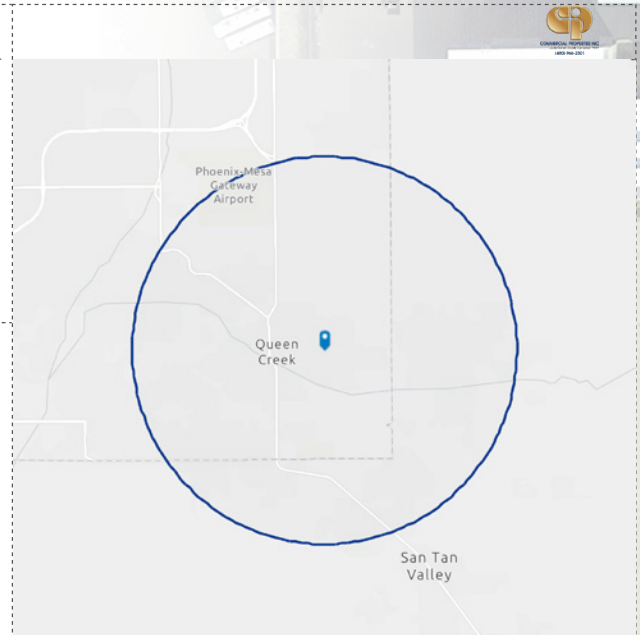
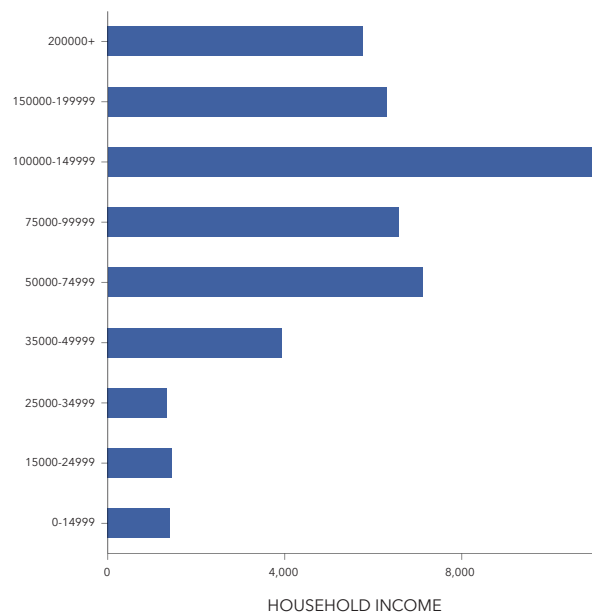
\$39,756

Per Capita Income



\$302,131

Median Net Worth



EMPLOYMENT



69%

White Collar



18%

Blue Collar



16%

Services

2.8%

Unemployment Rate

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