



10EIGHT
BUSINESS PARK

±50 ACRES - 1,173 ACRES
Land For Sale

*A **New Dawn** Rising in Eloy..the new center for supply chain, logistics, and manufacturing in Central Arizona*

SEC I-10 & I-8

Eloy, Arizona | Mixed-Use Land

2390 E Camelback Rd, #100, Phoenix, AZ 85016
602 222 5000 | colliers.com/arizona





PROPERTY

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

HIGHLIGHTS

- Hub of Advanced Manufacturing Leaders
- Immediate Access to I-10 & I-8
- Rail Capable (Union-Pacific Railway)
- Accessible, Skilled Workforce
- Low Operational Costs

This development is strategically designed to accommodate the needs of industrial and manufacturing operations, distribution centers, and commercial tenants. It is situated within a Foreign Trade, Opportunity Zone, offering potential economic and logistical advantages. The site is a Class A Business Park and is rail-capable, enhancing its appeal for transportation and logistics. Spanning approximately ±50 - 1,173 acres, the property offers flexible purchasing options to suit a variety of business needs. Additionally, it is positioned along a major transportation corridor, providing convenient access in all directions.

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BUSINESS ADVANTAGES IN PINAL COUNTY

- Pinal County is at the crossroads of I-10 and I-8
- Foreign Trade Zones available
- Opportunity Zone location
- Two hours from Nogales, Mexico border crossing
- Within one hour from two international airports – Phoenix and Tucson
- Rail served by Union Pacific throughout the county

RECENT LOCATES AND EXPANSIONS

KOHLER

500 NEW JOBS
\$376M NEW CAPITAL INVESTMENT



209 NEW JOBS
\$400M NEW CAPITAL INVESTMENT

LG Energy Solution

2,800 NEW JOBS
\$2.8B NEW CAPITAL INVESTMENT

P&G

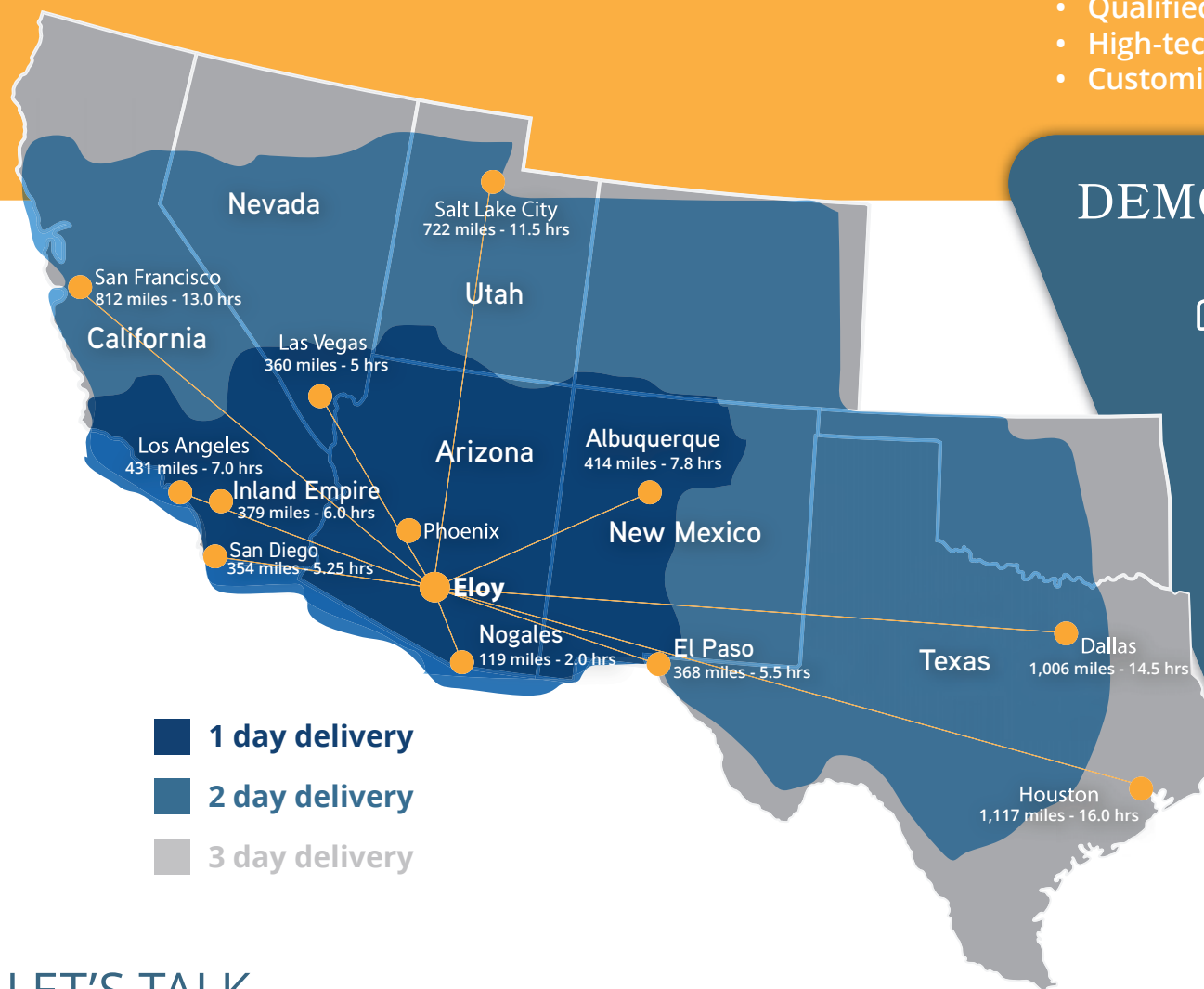
500 NEW JOBS
\$500M NEW CAPITAL INVESTMENT

LUCID

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



SITE LOCATION DELIVERY TIMES



AVAILABLE 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 nearby
- Customized recruiting strategies for highly skilled jobs

DEMOGRAPHICS



453,924

POPULATION (2022)
Source: OEO



200,245

TOTAL WORKFORCE (2022)
Source: Eller ERBC



87.0%

HIGH SCHOOL GRADUATION
OR HIGHER (2020)



3.7%

UNEMPLOYMENT RATE (2022)
Source: Eller ERBC



\$38,712

MEDIAN YEARLY WAGE
(2021)

LET'S TALK

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