



INLAND
PORT
ARIZONA

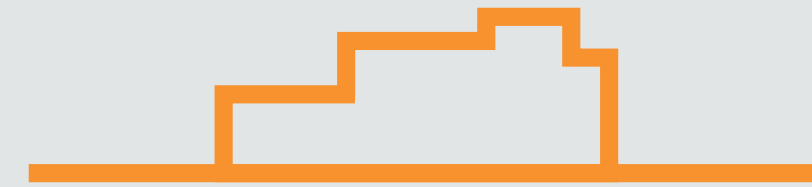
MANUFACTURING AMERICA

HOME TO





A MANUFACTURING MEGA SITE



Inland Port Arizona (IPAZ) is a $\pm 2,738$ acre Union Pacific rail-served mega site located in the Central Arizona Corridor between Tucson and Phoenix.

The park is an integral component to advancing Coolidge, Arizona—a historically agricultural city—into America's next advanced manufacturing and distribution mecca.

With an abundance of available utilities and I-2 Heavy Industrial Zoning, the park can handle all manufacturing and distribution needs.



Nikola Motor Company is a pioneer in electric heavy duty applications. Nikola offers both pure electric and also hydrogen electric powertrains to cover class 6-8 in transportation.

[▶ LEARN MORE ABOUT NIKOLA](#)



A RAIL-SERVED & SHOVEL READY PARK



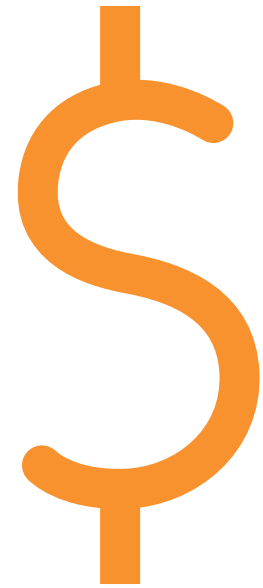
A ±2,738 acre park with flexible solutions

- + The campus setting of IPAZ allows employers term and size flexibility as the entire park is owned by a single owner.
- + With parcels available from 35 to ±900 acres, the park will provide solutions for users large and small.
- + An extensive development agreement is in place with the City of Coolidge and is transferable to all park users.
- + The park will provide various opportunities for synergy by leveraging in-park suppliers, carriers and other service providers.

Actively served by Union Pacific Railroad

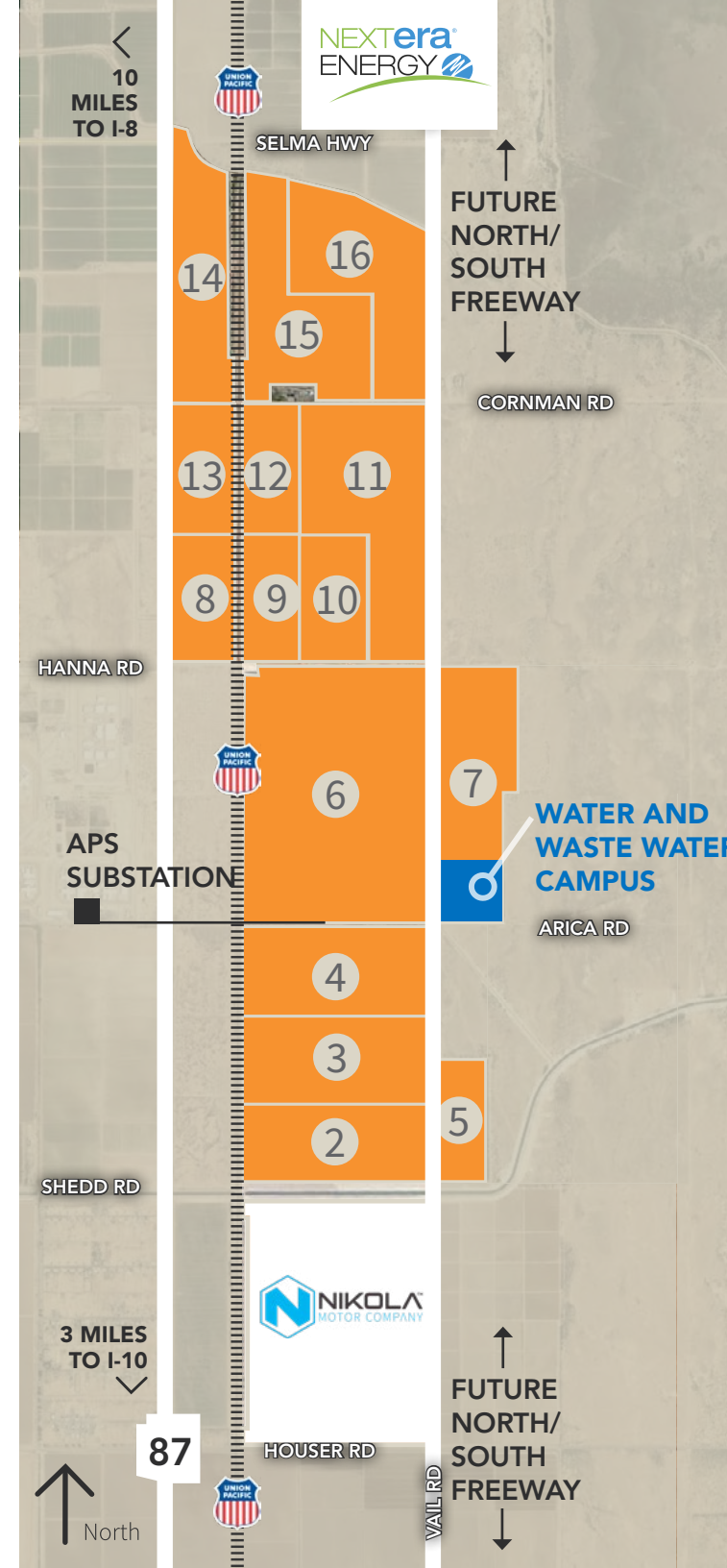
- + The park offers rail and non-rail served fully improved lots with build-to-suit options.
- + IPAZ also offers an “Industrial Track Agreement” from Union Pacific Railroad through a third-party short-line operator.
- + The Union Pacific Railroad links 23 states in the western two-thirds of the United States, connects with Canada’s rail systems, and is the only railroad serving all six major gateways to Mexico.
- + The active rail line through the region connects major ports and freight transfer points in Los Angeles and El Paso.
- + Union Pacific recently completed an additional rail line along their Sunset Line, thereby increasing capacity and enhancing the availability for local access.

 **LEARN MORE ABOUT THE UNION PACIFIC RAILROAD**



FOREIGN TRADE ZONE CAPABLE SAVINGS

- + Foreign Trade Zone (FTZ) capabilities offer a $\pm 72\%$ reduction in real property tax and personal property (equipment) tax, in addition to duty deferral, duty elimination and reduced customs reporting entries.
- + 5 reasons companies use FTZs:
 1. Improve cash flow
 2. Reduce paperwork and expenses
 3. Reduce Arizona real and personal property taxes by 72%
 4. Security
 5. Reduce supply chain time



Availabilities at IPAZ

- + Parcels available from 35 to ± 900 acres.
- + All parcels within IPAZ are development-ready with infrastructure plans in place.

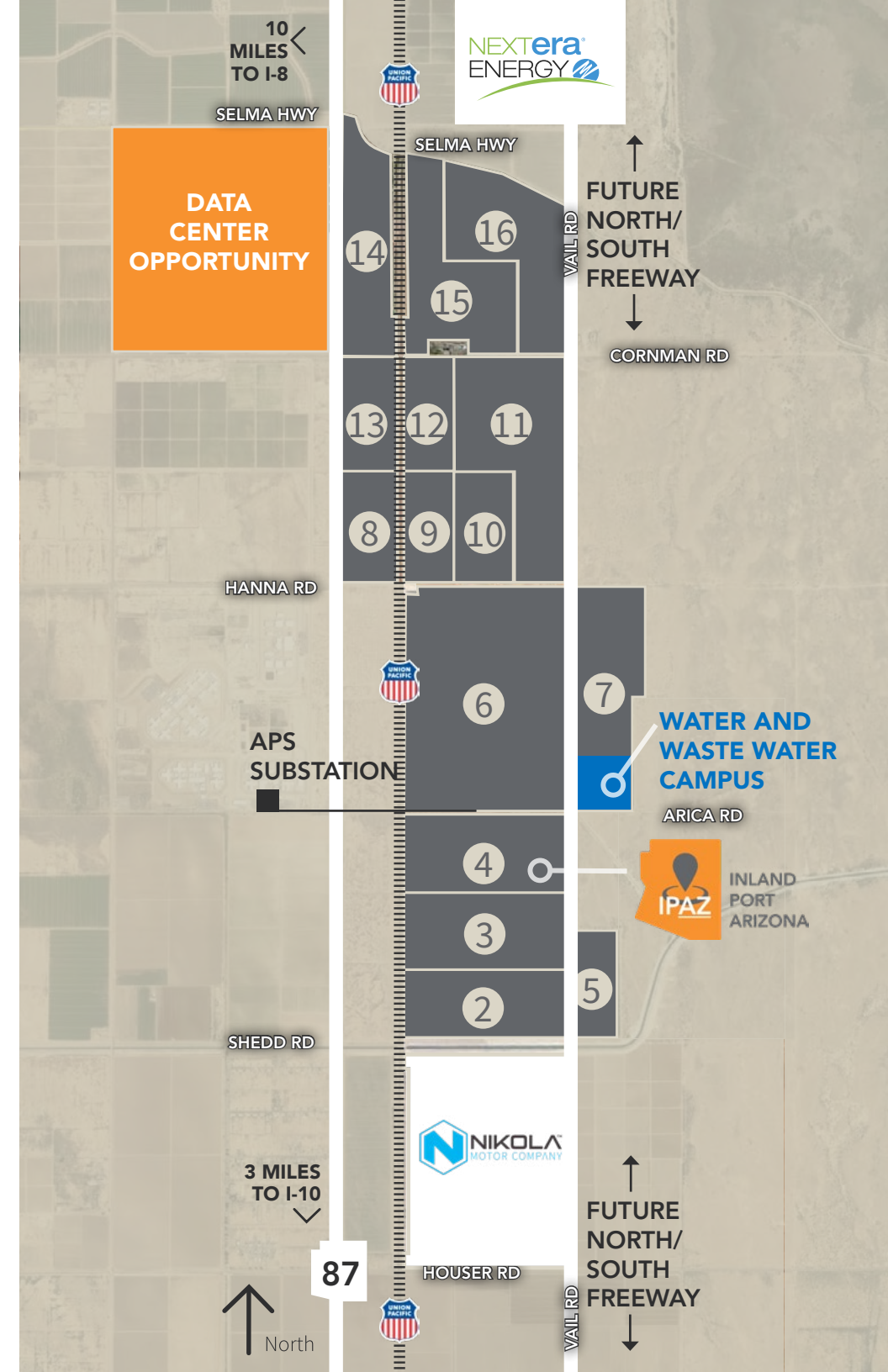
Lot	Size	Lot	Size
1	421.34 acres	9	71.32 acres
2	155.60 acres	10	80.00 acres
3	155.60 acres	11	240.00 acres
4	155.60 acres	12	72.73 acres
5	80.00 acres	13	78.60 acres
6	466.44 acres	14	137.36 acres
7	154.20 acres	15	174.33 acres
8	80.00 acres	16	171.22 acres

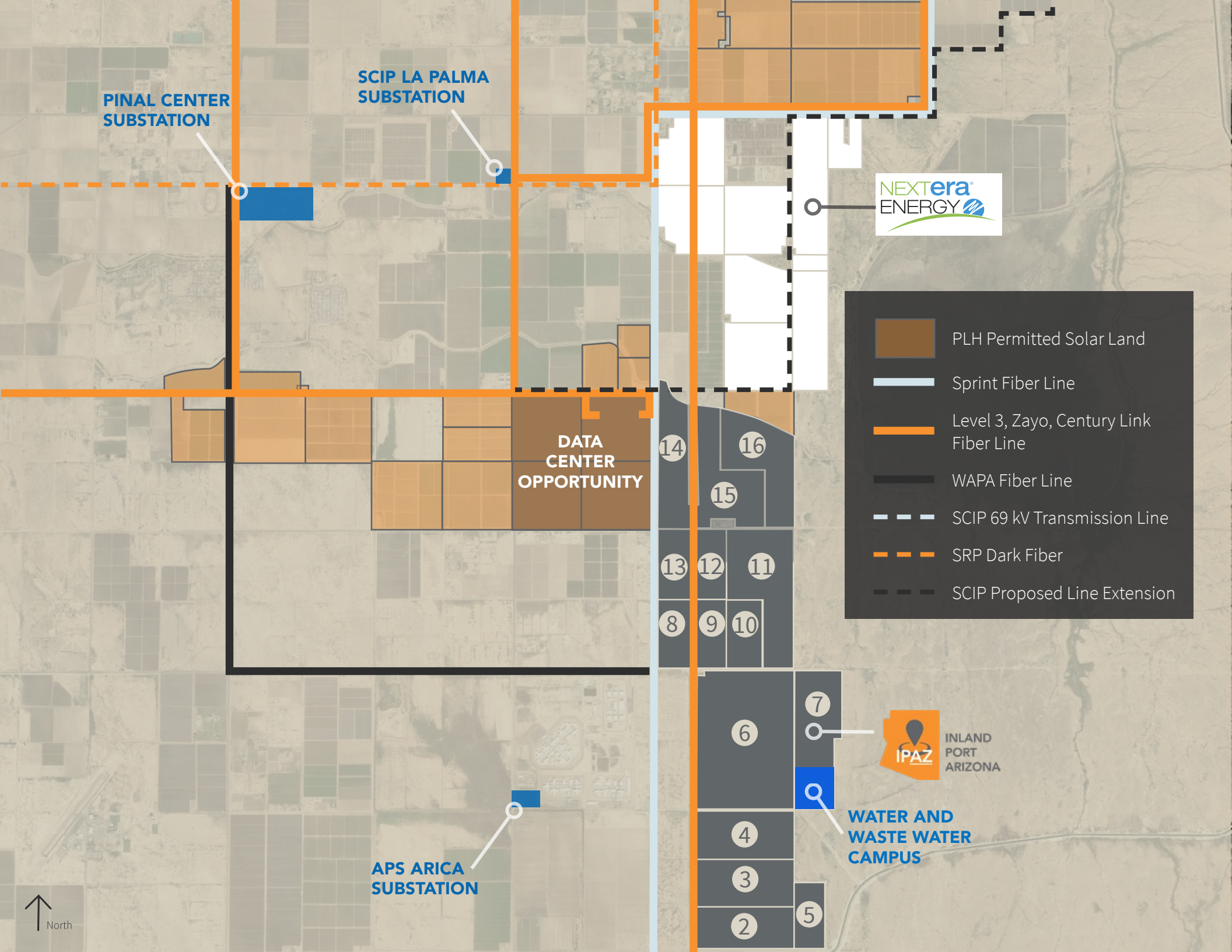




NEARBY DATA CENTER DEVELOPMENT OPPORTUNITIES AVAILABLE

- + 640 acres of adjacent land for data center development with sustainable energy options.
- + An extensive development agreement is in place with the City of Coolidge.





Fiber optic lines

- + Level 3 Communications
- + CenturyLink
- + Salt River Project (SRP)
- + Western Area Power Administration (WAPA)
- + Electrical District 3
- + Zayo

Electrical providers

- + APS
- + San Carlos Irrigation Project (SCIP)
- + Electrical District 3
- + Permitted for solar energy

Water

- + Irrigation grandfathered water rights
- + Access to on-site water wells or private utility
- + Approved water and waste water campus - capacity TBD

WHY ARIZONA FOR DATA CENTERS



Extremely low risk from natural disasters



Great place to do business



20-year exemption from sales tax



Reliable and affordable power supply



Connectivity is strong



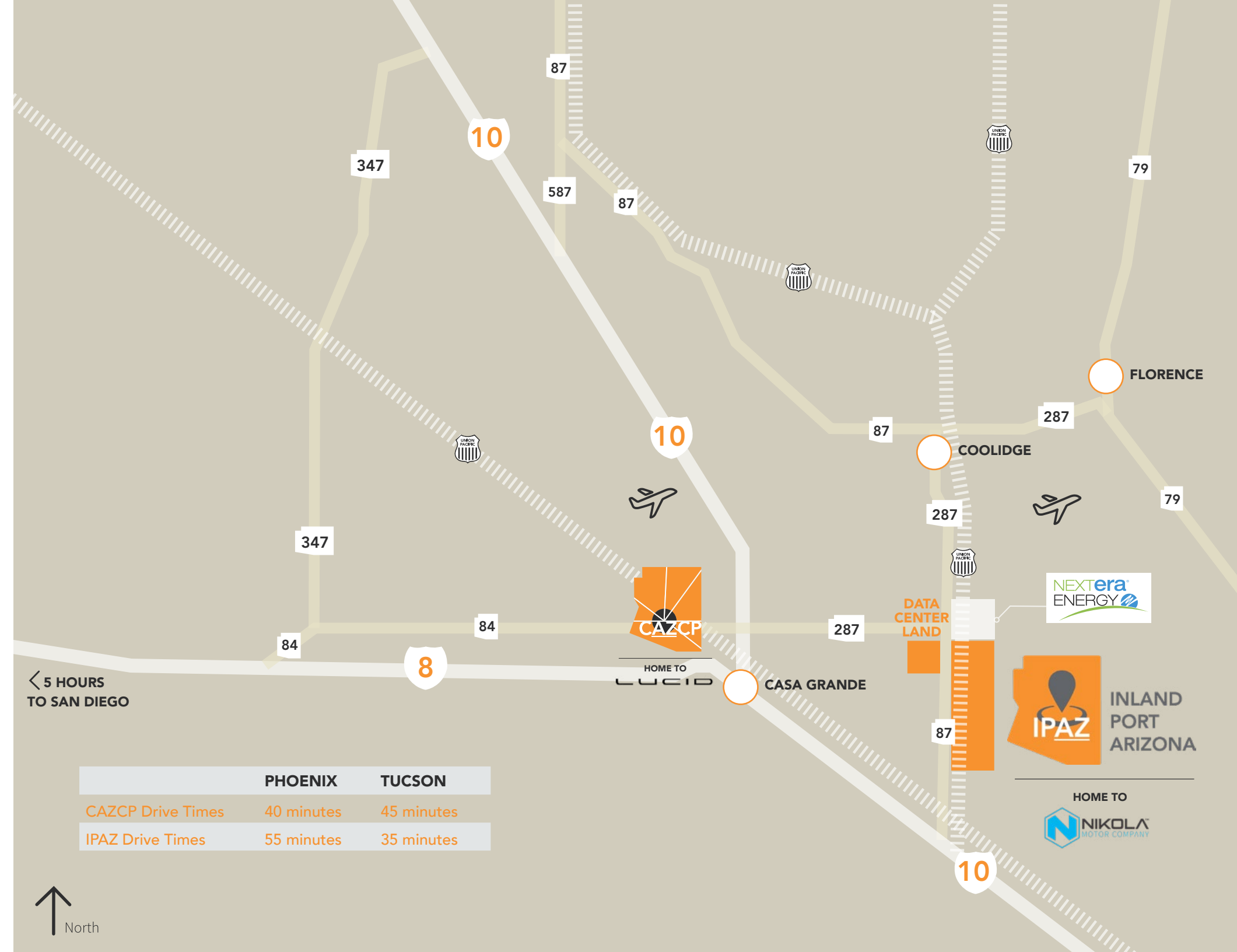
North



COOLIDGE: THE NEXT SMART CITY

- + A community once reliant on agriculture, Coolidge is evolving into America's next smart city and advanced manufacturing and distribution mecca with unparalleled economic advantages and an abundance of available infrastructure.
- + Pinal County is one of the fastest growing counties in the United States, with a current population of 450,000 that is projected to grow more than 1.1 million residents by 2045. The area is at the heart of a powerful economic engine that will grow into the future.
- + A pro-business and pro-growth environment has been carefully developed by the City of Coolidge and the Pinal County Board of Supervisors. Having strong partnerships with local governments and the State of Arizona, Pinal County ensures a competitive and business-friendly operating climate.

 [LEARN MORE ABOUT THE CITY OF COOLIDGE](#)



Coolidge

(Within a 1-hour drive / 50 miles)

2,130,570

Total population

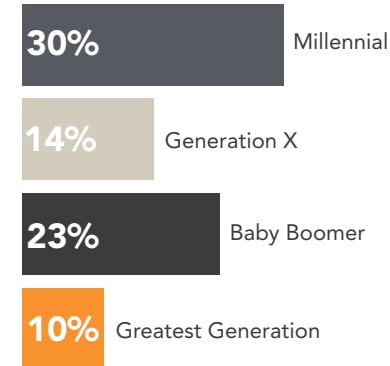
1,049,656

Total labor force

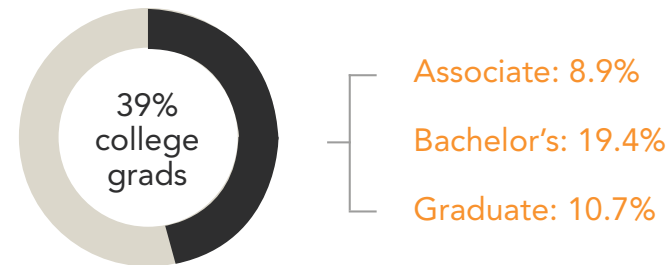
991,925

Total jobs

Population by generation



Population by education level



Close proximity to



KEY INDUSTRIES



Manufacturing



Regional trade



Food & beverage



Tourism



Agriculture

Pinal County

PRO-BUSINESS ENVIRONMENT

LOWER BUSINESS COSTS

RELIABLE UTILITIES

EXCELLENT TRANSPORTATION SYSTEM

GROWING SKILLED WORKFORCE

PLENTIFUL RESOURCES

Outmigration patterns



« **102,017**

Total employees who commute outside of Pinal County for employment

» **26,480**

Total employees who commute into Pinal County for employment

« **6,530**

Total manufacturing employees who commute outside Pinal County for employment



REGIONAL ACCESSIBILITY

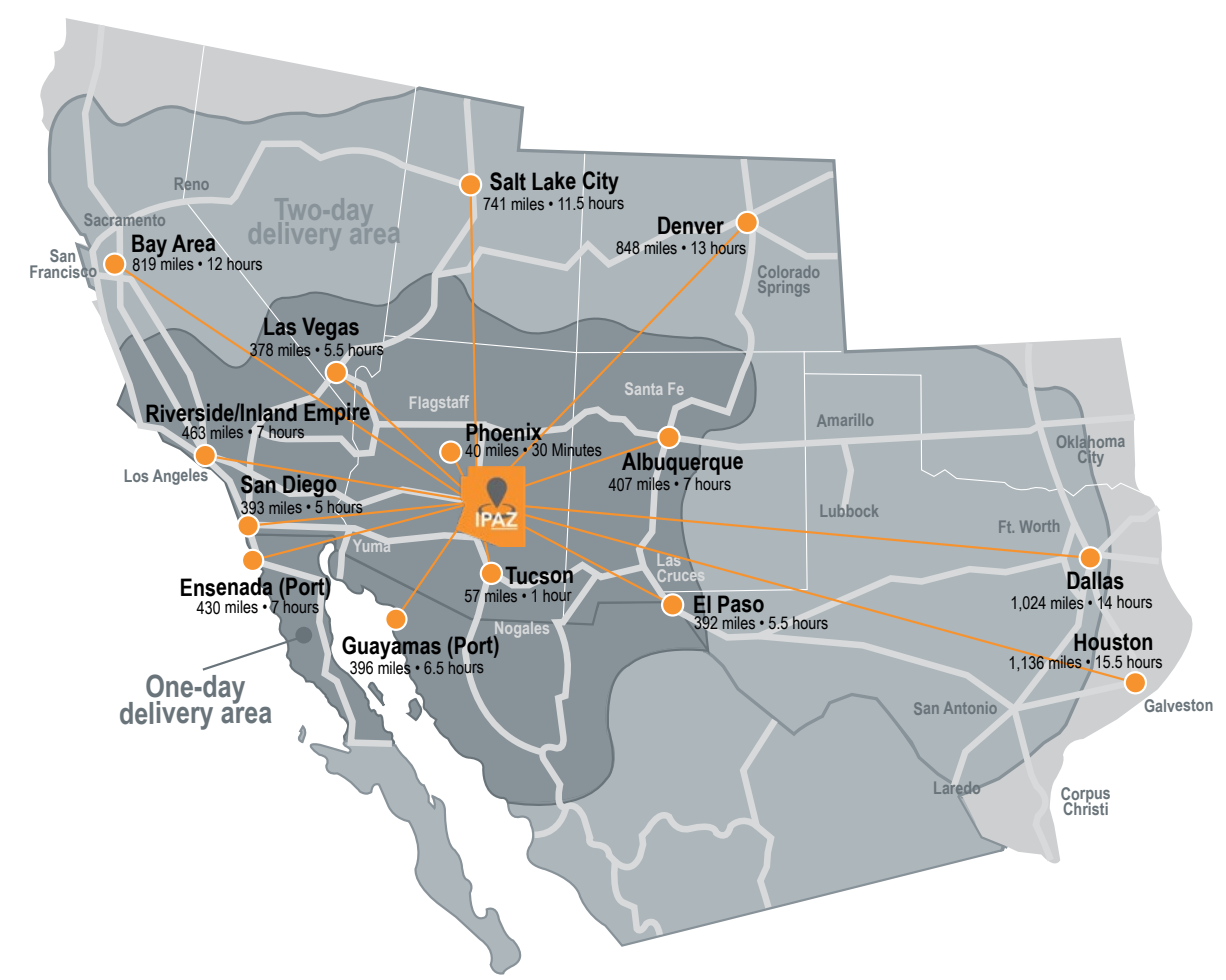
+ IPAZ is located where many of Arizona's major transportation corridors converge, making the area one of the most sought after locations for commerce and distribution in Arizona and the Southwest.

+ One-hour population range: +2,100,000

+ One-day population range: +30,000,000

+ Two-day population range: +83,000,000

Phoenix	55 miles	55 minutes
Tucson	35 miles	35 minutes
San Diego	393 miles	5 hours
Las Vegas	378 miles	5.5 hours
Inland Empire	463 miles	7 hours
El Paso	392 miles	5.5 hours
Denver	848 miles	13 hours



State of Arizona

#1 MOST FAVORABLE REGULATORY CLIMATE

—Area Development

#2 WORKFORCE MARKET

—CNBC America's Top States for Business

#5 OVERALL GROWTH PROSPECTS

—Forbes

#8 BUSINESS FRIENDLINESS

—CNBC



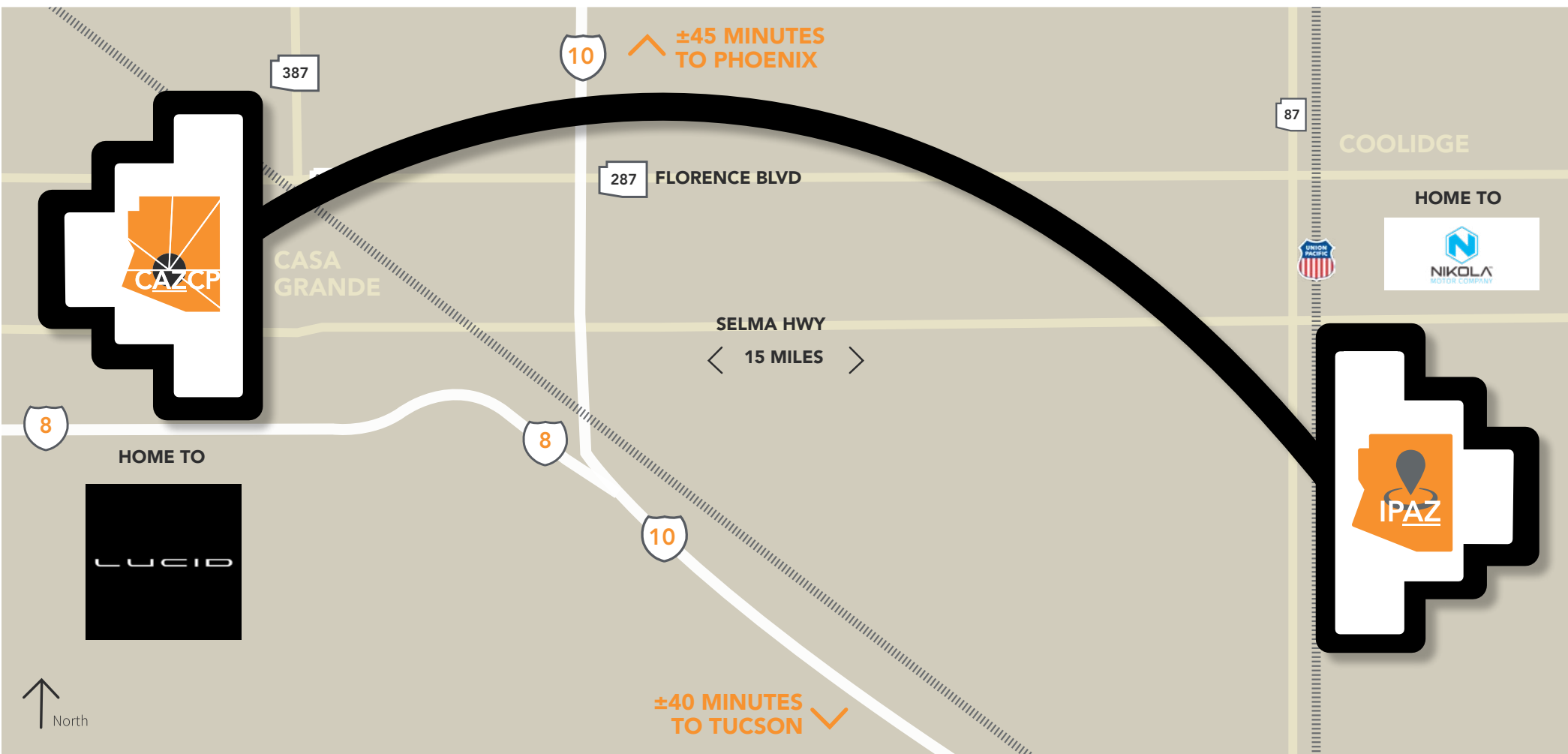
SAINT HOLDINGS, LLC

A proven leader in commercial and industrial real estate in Arizona and the Southwest.

- + Saint takes a hands-on approach to the acquisitions, management, entitlement, development and operations to all of the properties and assets under its management, such as multifamily, office, master-planned communities, industrial parks, agricultural land, and solar and energy storage development.
- + Since 2005, the team at Saint has developed and cultivated working relationships with elected officials and staff at every level of government from the Governor's Office to the counties and cities in which it operates, and has been recognized by several organizations, including the Arizona Commerce Authority and Arizona Association for Economic Development, as a leader in economic development.

- + Saint has been able to attract new industrial users of all sizes to its Central Arizona Commerce Park (CAZCP) project, including a 640,000 square-foot Tractor Supply Company distribution center and the future home of Lucid Motor's manufacturing facility that will produce electric vehicles.
- + Saint acquired 11,400 acres of farmland in Pinal County, called Pinal Land Holdings. Since closing on the property in 2013, Saint has worked extensively with engineers, land planners, marketing teams and the City of Coolidge to design and plan the mixed-use master-planned development. Within the development, Saint is currently working with the City of Coolidge to attract large industrial users including Nikola Motor Company, who is planning a cutting-edge manufacturing facility at IPAZ.

OWNER OF THE HEAVYWEIGHTS OF INDUSTRIAL





INLAND PORT ARIZONA

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