

***Estrella Gin
Business Park
45654 W. Edison Road
Maricopa, AZ 85139***

- 30+ Acre Development
- Zoned Light Industrial

Built to Suit or Lease space
available with Product
Flexibility:

- Retail
- Office
- Flex Manufacturing
- Light Industrial
- Warehouse

Conveniently located
just west of the 347 on
Edison Rd.

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MHG Commercial
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Executive Summary



Shane Cook and MHG Commercial are pleased to present this opportunity in the City of Maricopa where growth is outpacing available space and there is an employment base yearning to reduce their commuting times within the Phoenix Metro Region. Under the leadership of Realtor Shane Cook, Developer Joe Cook, and the team at Construction Solutions Company, the Estrella Gin Business Park will be the Hub for business development and growth in the City of Maricopa. The opportunities are endless for the type of space we can create to match your company's needs and the employment base available here.



Encompassing over 32 acres, the property is conveniently located on Lomas Road just off State Highway 238, one mile west of State Route 347. It is less than a mile off the main thoroughfare, the State

route 347, with two different roads accessing the property from the Northwest and the Southeast. Estrella Gin Business Park has high visibility and frontage along Edison, and our flexibility can help you capture the value created with the visibility and access.

It is currently zoned light industrial with the ability to rezone to allow for a large variety of uses and allocates the Estrella Gin Business Park the opportunity to capitalize on the lack of building space available for the local and national businesses that want to locate in the City of Maricopa.

Offering available lease space (1000 sq ft and up) with buildings coming soon or Build to Suit opportunities from 10,000 sq ft and up. With a list developing already for interested tenants and building owners, we expect to break ground on our first building late 2019. Additional construction to begin on an as needed basis, lease or build to suit.

Property Overview



Location:

45654 W. Edison Rd.
Maricopa, AZ 85139

Offering:

Lease space and Build to suit available across multiple product types
Office, 1,500 - 100,000+ sqft
Flex/Manufacturing/Retail, 2,500 - 150,000+ sqft
Warehouse/Distribution 10,000 - 80,000 sqft

Lot size:

+/- 32 Acre Development

Cross Streets:

Just west of the intersection of Edison Road and Roosevelt Avenue

Overview:

The ideal location for your business to locate in the Maricopa and Pinal County areas. With a lack of Office, Flex/Manufacturing, & Warehouse/Distribution space available for build to suit or lease opportunities, Estrella Gin Business Park is the perfect location for your business needs.

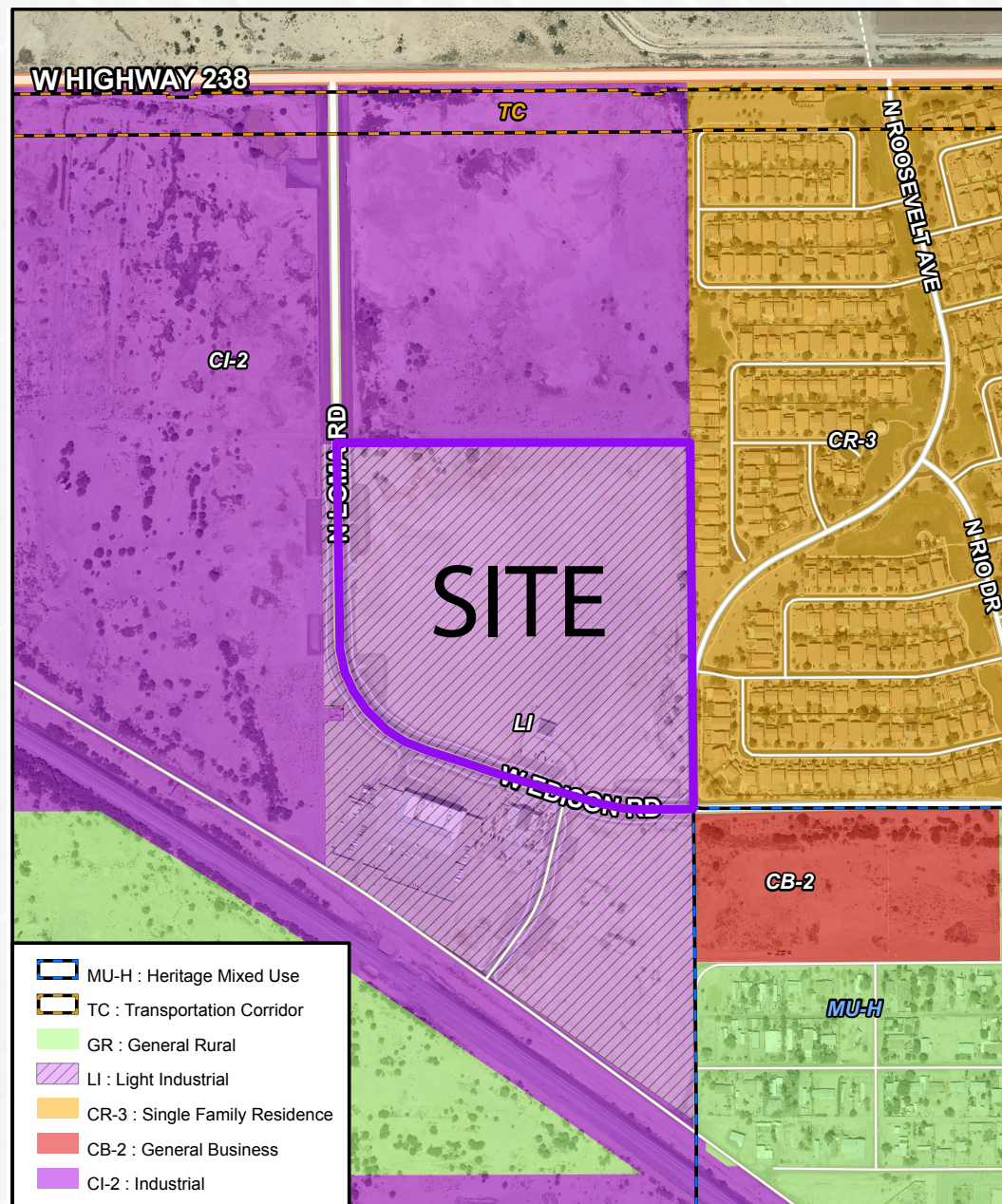
With over 50% of the population within 15 minute drive having to commute for over 30 minutes, there are over 10,000 ACS Workers Age 16+ wishing there was better employment located right here in the City of Maricopa.

Also ideally located directly across from the City's Fire Administration and Public Services Buildings. Please contact listing agent for more information.

Subject Property

The Estrella Gin Business Park Site is a 50+ acre, city and privately owned group of parcels located just west of the intersection of Edison Road and Roosevelt Avenue. Edison Road has been extended through the site to provide access to Highway 238 & John Wayne Parkway. The Maricopa City Council has approved the extension of a 16” water main down Highway 238 west of its present location another three miles, which will allow for similar services to this site.

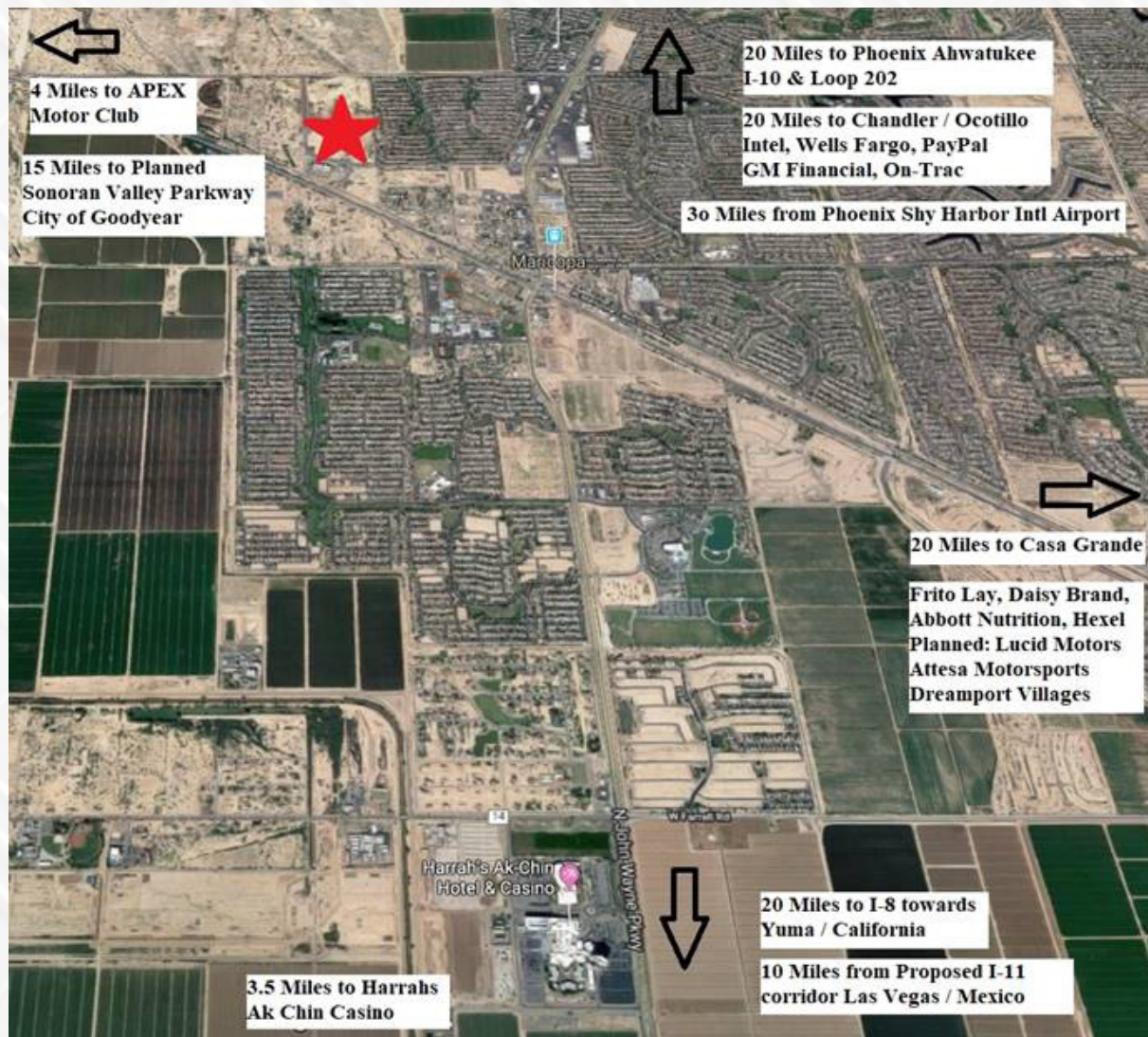
The Zoning of Light Industrial and the City of Maricopa’s desire for Office, Flex, and Industrial space availability will allow for a very diverse set of uses. The city has already completed a fire station on the South West end of Estrella Gin Business Park and is currently working on the permanent Fire Administration and Public Services Buildings on the South East end of Estrella Gin Business Park.



Amenities Map

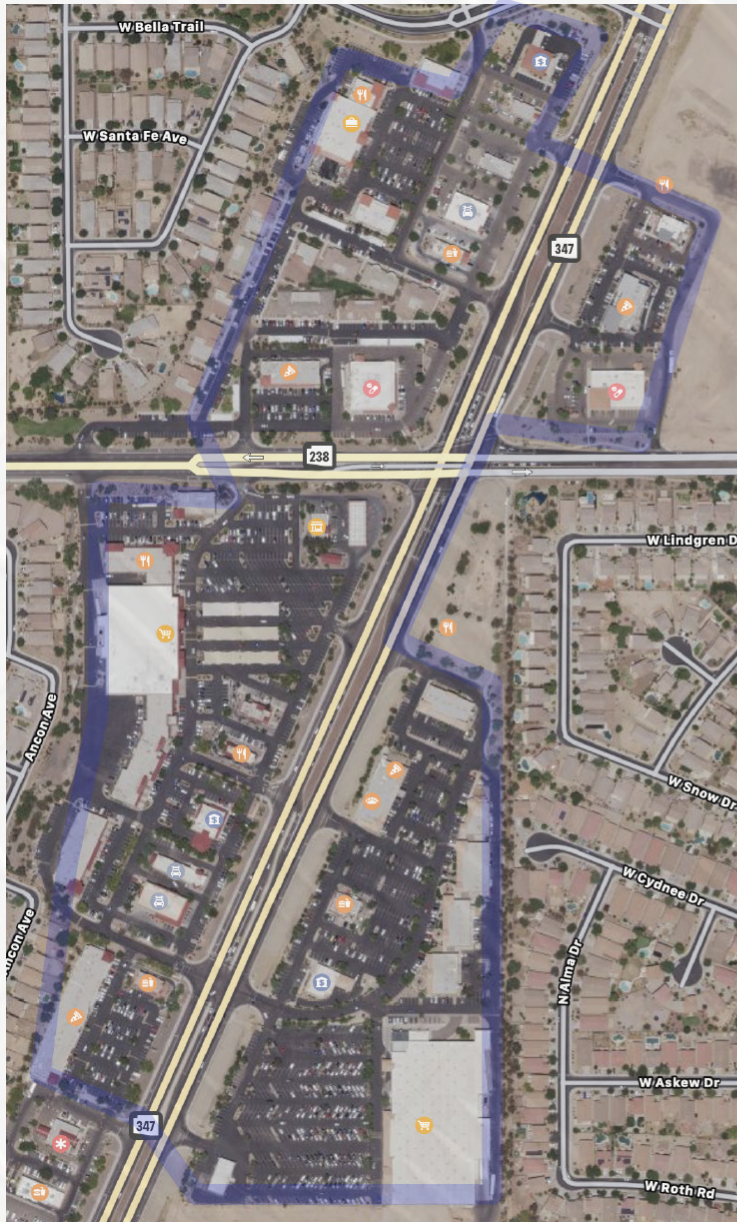


1. Ak Chin Western Dunes Gold Course
2. APEX Motor Club
3. Maha Ganapati Temple of Arizona
4. Raceway Bar & Grill
5. Harrah's Ak Chin Casino & Hotel
6. Copper Sky Recreation Center
7. John Wayne Parkway Retail Corridor
8. Walmart Supercenter
9. City of Maricopa City Hall
10. Central Arizona College Maricopa
11. University of Arizona Maricopa
Agricultural Center & USDA Arid-Land
Agricultural Research Center
12. Volkswagen of America
13. Arizona Grain & Pinal Energy
14. Nissan North America
15. Ak Chin Airport
16. Mobile Mini
17. Hickman Farms
18. Santa Cruz Commerce Center
19. Arizona Soaring & Skydive Phoenix
20. Proposed Pinal County 10M Complex -
Supervisor, county assessor, treasurer and
recorder Offices

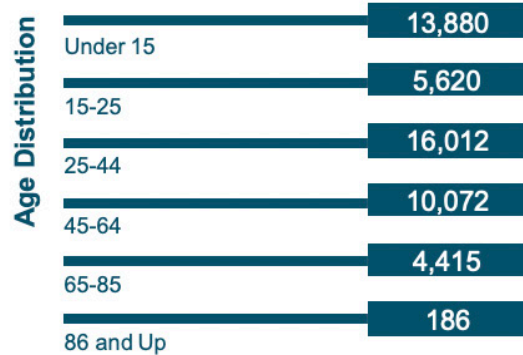


Amenities Map

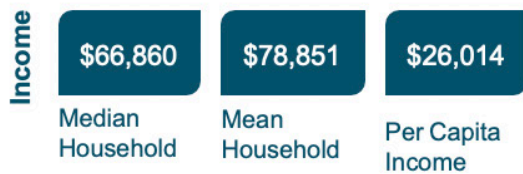




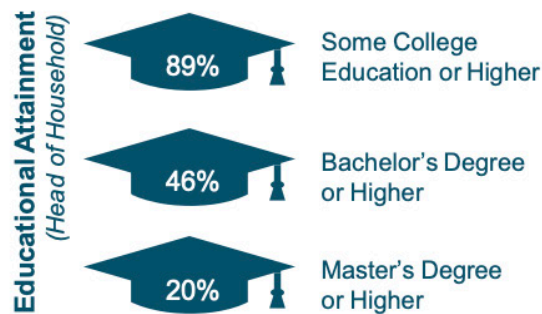
Maricopa Overview



Source: 2018 ESRI Detailed Age Profile



Source: 2018 ESRI Community Profile

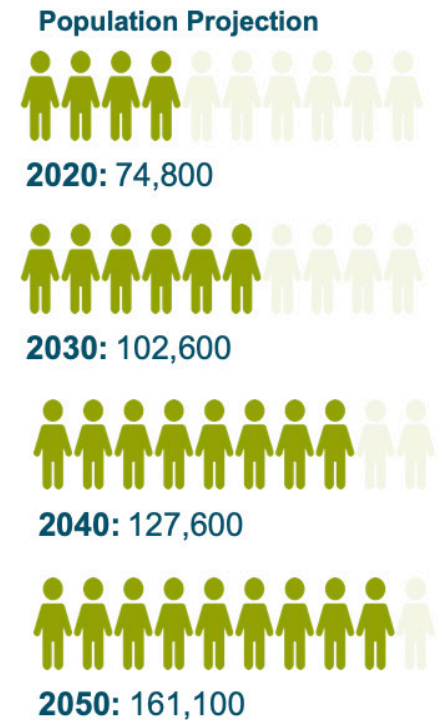


Source: 2013 City of Maricopa Labor Market Study, Elliot D. Pollack & Co.

Maricopa by the Numbers



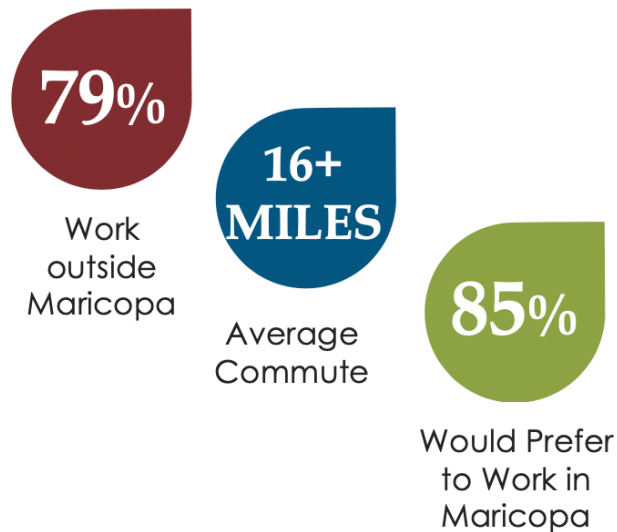
Source: 2018 ESRI Community Profile



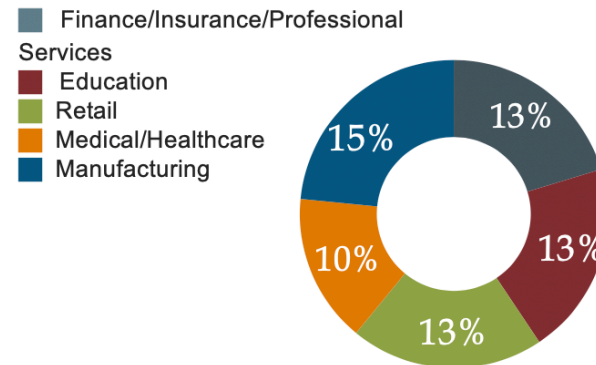
Source: 2016 MAG Socioeconomic Projections

MARICOPA EMPLOYMENT NUMBERS

EMPLOYMENT CHARACTERISTICS



TOP INDUSTRIES FOR EMPLOYMENT



Data Source:
City of Maricopa 2013 Labor Survey, Prepared by Elliott D. Pollack & Company

Arizona Overview

- The greater Phoenix area equals 76% of the state's economy
- 3rd largest labor pool in the west
- Accessible geographic region
- According to AZ Big Media, in 2018 greater Phoenix welcomed 45 new businesses and corporate headquarters creating 8,606 jobs
- Less regulations in Arizona makes opening a business easier
- Having wonderful universities such as ASU, Arizona University, GCU, and Northern Arizona University makes for well qualified candidates in the greater Phoenix area



Pinal County Overview

Pinal County is becoming a hub of business development and growth. Many companies are moving or strating operations in Pinal County. Here is some statistical data taken from an article written by Rofida Khairalla.

“Across the United States, there are only a limited number of “unicorns” — start-up companies with valuations of over \$1 billion. Four of those companies, Kanavel said, have chosen Pinal County as a key site for their operations.”

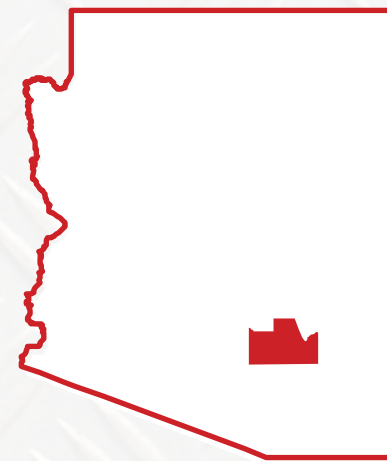
“Live-Work-Play communities are places where residents have the opportunity to “live, work and play.” Developing those types of communities is a team effort.”

“Focusing on manufacturing, aerospace defense, transportation logistics, health services, natural and renewable resources, and tourism.”

“Lucid Motors anticipated to begin construction sometime in late 2019 and the Attesa motorsports park slated for development sometime in the fall, Pinal County has managed to rebrand itself as a budding hub for the automotive industry.”

“The county is currently working with another economic development project that has a capital investment that is actually larger than all three companies combined, but declined to name the company involved.”

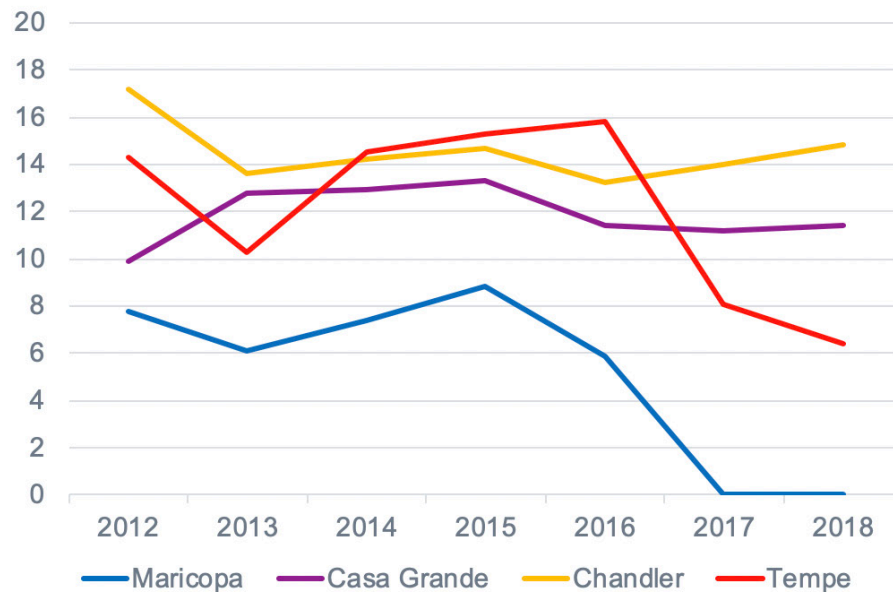
Khairalla, Rofida. “County Official Says ‘Nobody’ in AZ Beating Pinal in Economic Development.” PinalCentral.com, 14 May 2019, www.pinalcentral.com/casa_grande_dispatch/area_news/county-official-says-nobody-in-az-beating-pinal-in-economic/article_1259cfe4-6fc9-551c-8282-380cc7c07314.html.



Additional Resources

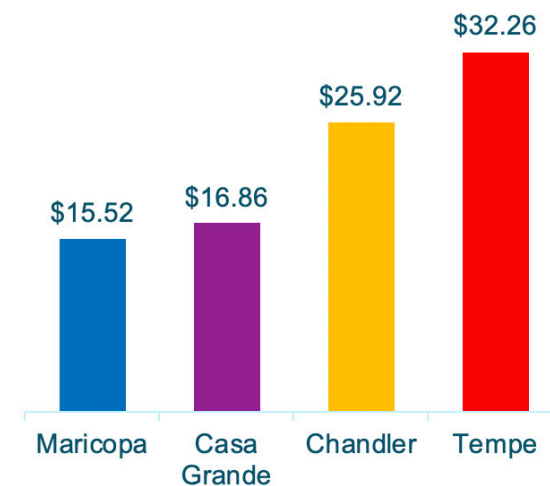
OFFICE SPACE

VACANCY RATE



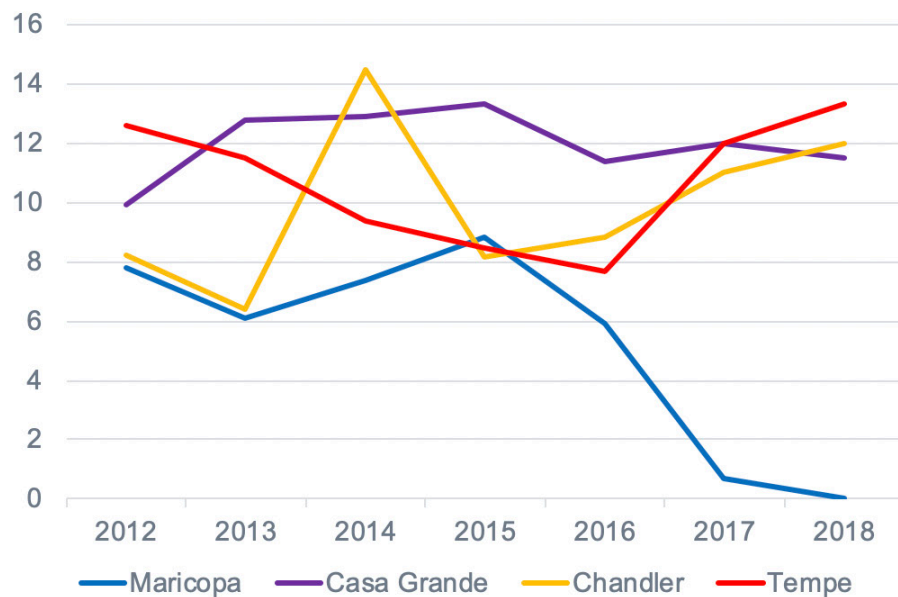
Source: CoStar commercial real estate database as of July 31, 2018

AVG. RENT PER SF



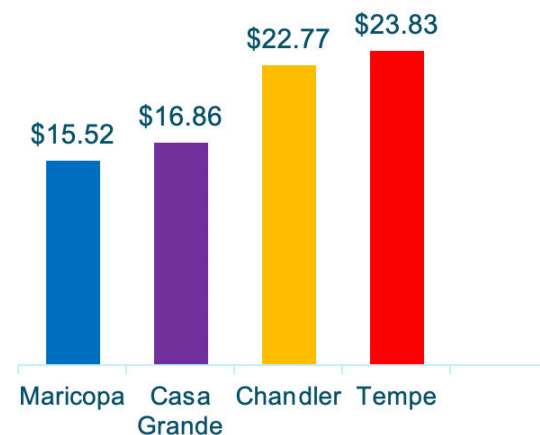
INDUSTRIAL SPACE

VACANCY RATE



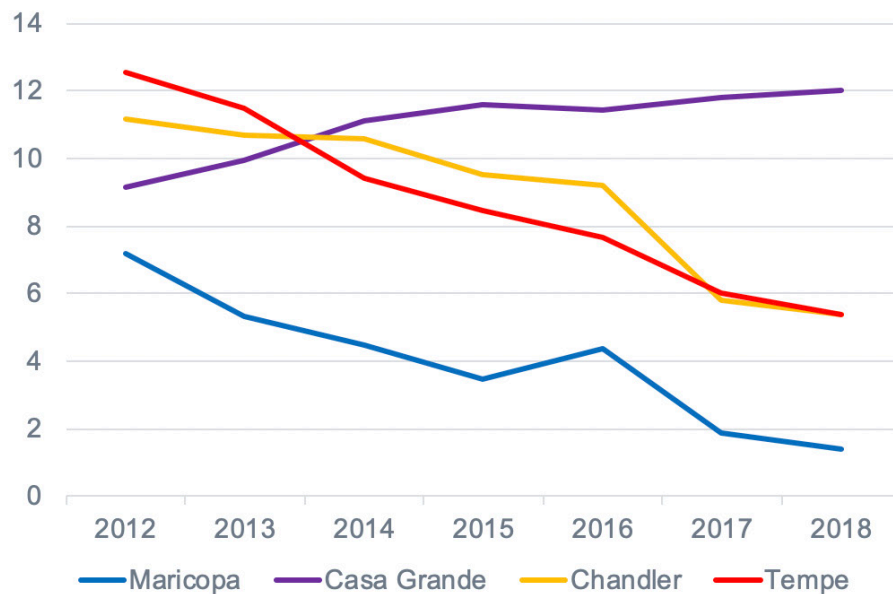
Source: CoStar commercial real estate database as of July 31, 2018

AVG. RENT PER SF



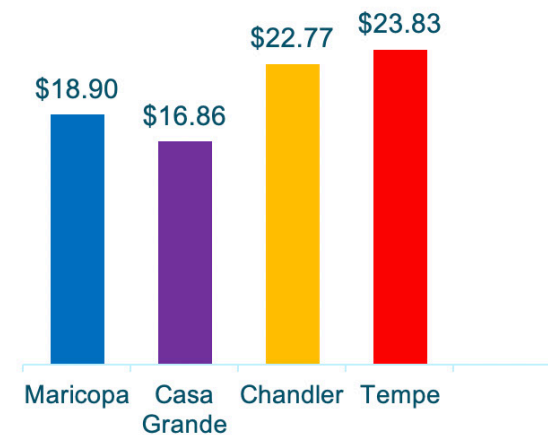
RETAIL SPACE

VACANCY RATE



Source: CoStar commercial real estate database as of July 31, 2018

AVG. RENT PER SF

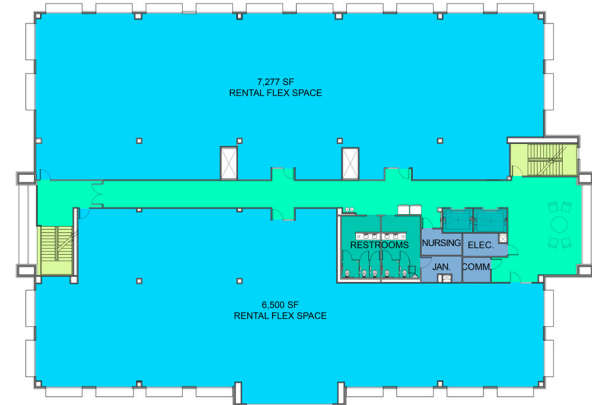
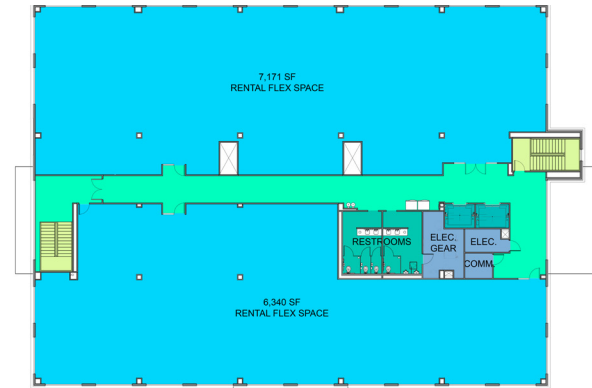
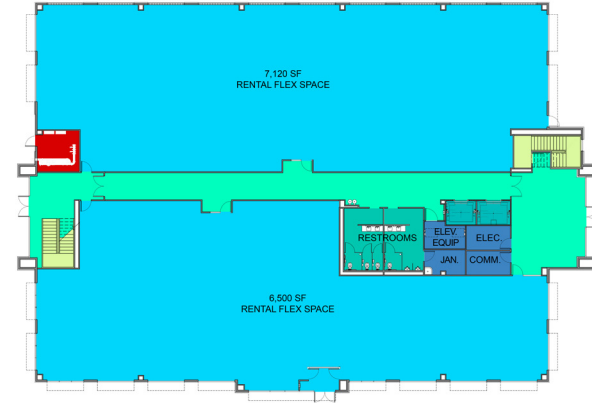


3 Story Office Renderings

MARICOPA OFFICE BUILDING



MARICOPA OFFICE BUILDING



2 Story Office Renderings



Industrial Renderings

