

ELOY INDUSTRIAL PARK

VACANT LAND FOR SALE | ELOY, ARIZONA

OPPORTUNITY ZONE

±317 ACRES | DIVISIBLE TO ±4 ACRES



 **NIKOLA**
MOTOR COMPANY
1,000,000 SF



STEIN KOSS, SIOR
PRINCIPAL
D 602.912.3520
C 602.510.1999
skoss@leearizona.com

TOM LOUER, SIOR
PRINCIPAL
D 602.954.3779
C 602.684.6909
tlouer@leearizona.com

FENTON KELLY
PRINCIPAL
D 602.474.9512
C 602.714.0333
fkelly@leearizona.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

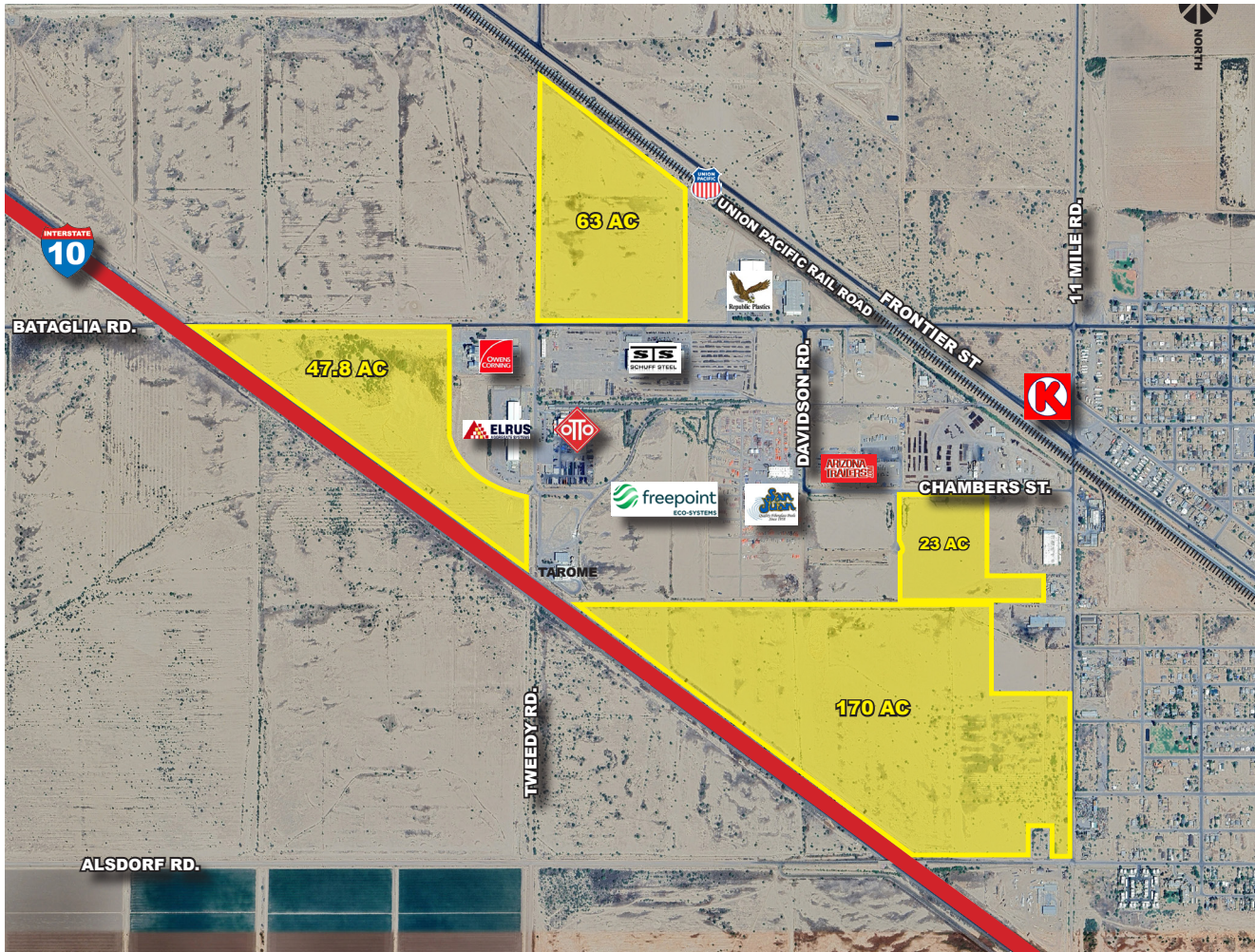
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

ELOY INDUSTRIAL PARK

VACANT LAND FOR SALE | ELOY, ARIZONA

OPPORTUNITY ZONE

±317 ACRES | DIVISIBLE TO ±4 ACRES



PROPERTY OVERVIEW

- Existing Rail Service
- Industrial Lots Divisible to 4.37 Acres
- I-10 Freeway Visibility
- 40 Minutes South of Chandler Blvd.
- Zoned Industrial City of Eloy

Parcel #	Lot Size (Acres)	Asking Sales Price/SF*
408-02-020D	46.41	Submit Offer
408-26-027C	47.8	Submit Offer
404-12-003E	63	Submit Offer
408-02-0180	170	Submit Offer

MAJOR PRIVATE EMPLOYERS

- Arizona Pacific Land Preserving
- HASA of Arizona
- Otto Plastics Arizona, LLC
- San Juan Pools
- Strocal, Inc.
- Townley Manufacturing
- Tarome

STEIN KOSS, SIOR
 PRINCIPAL
 D 602.912.3520
 C 602.510.1999
 skoss@leearizona.com

TOM LOUER, SIOR
 PRINCIPAL
 D 602.954.3779
 C 602.684.6909
 tlouer@leearizona.com

FENTON KELLY
 PRINCIPAL
 D 602.474.9512
 C 602.714.0333
 fkelly@leearizona.com



ELOY INDUSTRIAL PARK

VACANT LAND FOR SALE | ELOY, ARIZONA

OPPORTUNITY ZONE

±317 ACRES | DIVISIBLE TO ±4 ACRES



ELOY INDUSTRIAL PARK

VACANT LAND FOR SALE | ELOY, ARIZONA

OPPORTUNITY ZONE

±317 ACRES | DIVISIBLE TO ±4 ACRES

ELOY at a glance

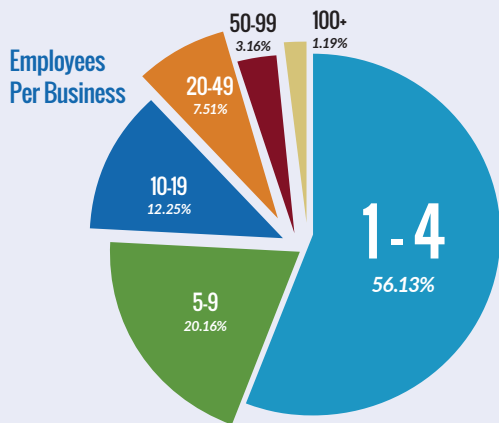


17,412 Total Population

*includes approximately 6,800 inmates within area private prisons



Employees Per Business



3,798 Labor Force

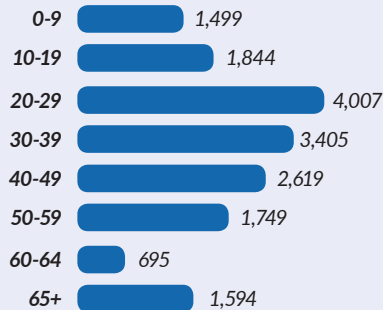


14.54%

Office and Administrative support

For more information visit:
www.elayaz.gov

Age Distribution



Median Age
34.1

Population by Radius

- 20 miles - 76,490
- 25 miles - 99,244
- 30 miles - 117,810
- 40 miles - 237,771
- 50 miles - 1,522,366

BLUE-COLLAR LABOR FORCE WITH ROOM FOR MANAGERS



Owners

65.61%



Renters

34.39%

HOUSING

Average Commute

23 Minutes

FREIGHT DRIVE MILES / TIME*

*ungoverned speed, rounded to 10 minute increments

CITY	DISTANCE	DRIVE TIME
Tucson AZ	51 miles	50m
Phoenix AZ	54 miles	60m
Nogales MX	119 miles	2h
Yuma AZ	187 miles	2h, 50m
Puerto Penasco MX	190 miles	3h, 30m
Hermosillo MX	291 miles	5h 20m
San Diego CA	357 miles	5h 10m
El Paso TX	368 miles	5h 10m
Los Angeles CA	434 miles	6h 30m
San Francisco CA	815 miles	12h
Dallas TX	1,003 miles	14h 20m
Houston TX	1,114 miles	16h 10m
New Orleans LA	1,460 miles	21h 20m
Seattle WA	1,483 miles	22h 40m
Calgary AL	1,606 miles	24h
Vancouver BC	1,619 miles	25h
Minneapolis MN	1,639 miles	26h
Detroit MI	1,979 miles	30h
Orlando FL	2,076 miles	30h

A LOOK AT ARIZONA

Low taxes and small state government means Arizona offers one of the lowest costs of doing business in the U.S., according to the Arizona Commerce Authority. The state also boasts a robust, skilled workforce and ease of transportation to local and international markets.

18.5%

less than national average per capita income going to taxes

2ND LOWEST IN NATION

Government employees per 100 residents

(Source, 2018 ALEC-Laffer State Economic Competitiveness Index)

6TH MOST FAVORABLE IN NATION

Property Taxes

15TH MOST FAVORABLE IN NATION

Unemployment Insurance Tax
(Source, 2018 Tax Foundation State Business Tax Climate Index)

13TH LOWEST IN NATION

Average Workers' Compensation Costs (per \$100 of payroll)
(Source, 2018 ALEC-Laffer State Economic Competitiveness Index)

+2 MILLION

Number of Workers Living in Greater Phoenix Area Alone
(Approximately 54 Miles from Eloy)

65 MILLION

Number of people a one-day drive is capable of reaching

+100 CITIES +4 COUNTRIES

(Including Mexico, Canada, England and Germany) Served by Phoenix Sky Harbor International Airport

800 TONS

Daily Amount of Cargo Handled at Phoenix Sky Harbor International Airport