



CENTRAL
ARIZONA
COMMERCE
PARK

GROUNDS FOR AUTONOMOUS INNOVATION

DGF 6.57835

HIL 5.63456

53.267 - 89.734

DEVICE

SCAN

CAM



**THE
CROSSROADS OF
AUTONOMOUS
VEHICLES**

Central Arizona Commerce Park is a ±740 acre rail-served industrial park in Casa Grande, Arizona, which is the grounds for autonomous innovation.

The park is the future home to Lucid Motors and is in close proximity to Attesa Motorsports Community and PhoenixMart.

LUCID

A \$700 million, 600,000 square foot planned manufacturing plant on an 80-acre site. The plant will employ approximately 2,000 employees and produce the model Air. Lucid projects it will manufacture up to 20,000 vehicles annually.

 [LEARN MORE ABOUT LUCID](#)

ATTESA

A full-size race and test track site for automobiles and motorcycles. The site includes tracks for motorcross, supercross and off-road racing, and includes luxury homes and a private airport.

 [LEARN MORE ABOUT ATTESA](#)

PHOENIXMART™

North America's most complete global product marketplace (the largest in the western hemisphere) offering millions of products and thousands of showroom suites in a modern merchandise mart setting. The 1.5 million square foot marketplace with 1,900 showroom suites is slated to open in 2019.

 [LEARN MORE ABOUT PHOENIXMART](#)



WHERE ALL ROADS MEET

Central Arizona Commerce Park is centrally located at the convergence of Interstates 10 and 8, in the middle of the Mexico-Southwest U.S. trade transportation route.

Interstate 10 spans from coast-to-coast and Interstate 8 provides a fast track to Southern California. From the park, California and Mexico are within a one-day turnaround trip.

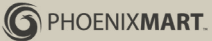
Pinal County plans to invest \$700 million to extensively improve the region's transportation structure.

 **LEARN MORE ABOUT
THE PROPOSED REGIONAL
TRANSPORTATION PLAN**

30 MINUTES TO PHOENIX

5 HOURS TO SAN DIEGO

1 HOUR TO TUCSON



10

10

10

347

347

84

8

84

87

587

87

87

287

287

87

287

79

79



FLORENCE



COOLIDGE



CASA GRANDE





**A RAIL-
SERVED
& SHOVEL
READY
PARK**



A ±740 acre park with solutions for all users

- + Central Arizona Commerce Park is a ±740 acre Union Pacific rail-served commerce park located in the Central Arizona Corridor between Tucson and Phoenix.
- + As an integral component to advancing Casa Grande, Arizona—a city rich with history developing into America’s next autonomous vehicle and advanced manufacturing hub— CAZCP offers companies access to flexible and shovel-ready sites, a business-friendly environment, and a highly visible location.
- + With lots divisible from 493 acres down to ±1 acre, the park provides solutions for users large and small.

Actively served by Union Pacific Railroad

- + The park offers active rail and non-rail served fully improved lots with build-to-suit options.
- + CAZCP 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 rail line through Casa Grande 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.





FLEXIBLE SOLUTIONS FOR I-2 HEAVY INDUSTRIAL USERS

- + With an abundance of available utilities and I-2 Heavy Industrial Zoning, the park can handle all manufacturing and logistics needs.
- + Users in the park may qualify for City, County and State incentives.
- + CAZCP is under a Development Agreement with City of Casa Grande and is part of a Masterplan Traffic Study (the City will allow users to base their studies off this).
- + The park has a completed Environmental and Archaeological Study with Finding of No Significant Impact (FONSI) from the BIA.

Availabilities at CAZCP

LOT LEGEND

SHOVEL READY (Orange) SOLD (White) FUTURE LUCID (Black)

UTILITY PROVIDERS

POWER: APS

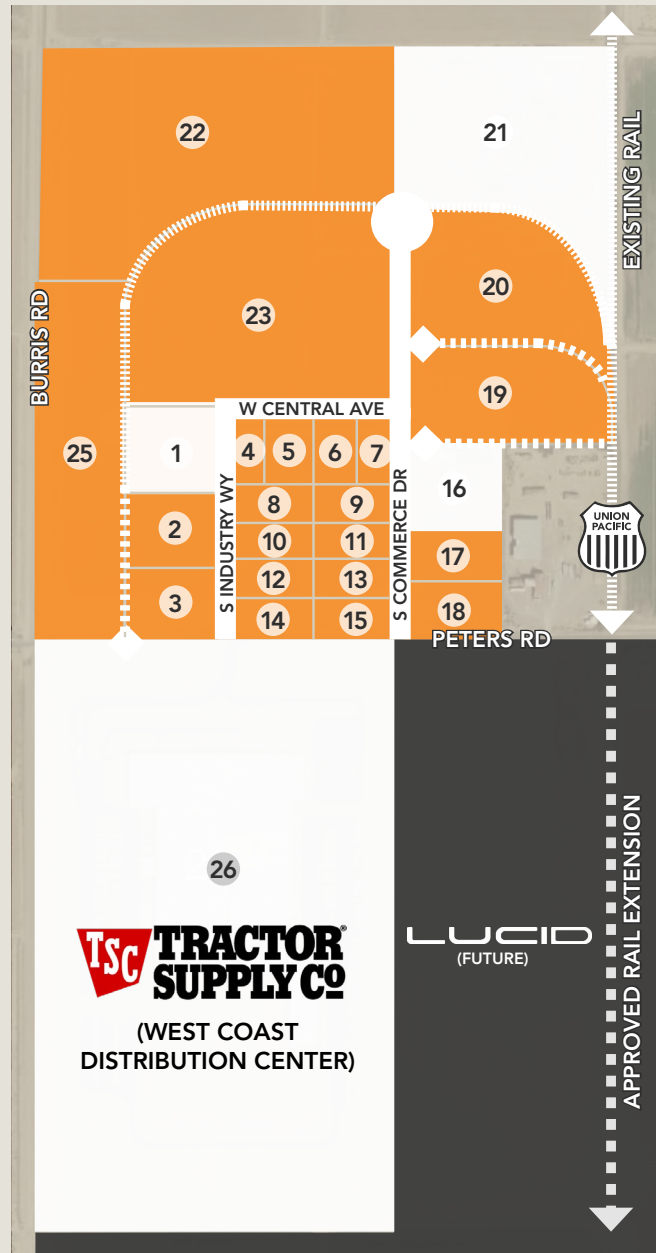
SEWER: CITY OF CASA GRANDE

TELECOM: CENTURY LINK

WATER: ARIZONA WATER COMPANY

GAS: SOUTHWEST GAS

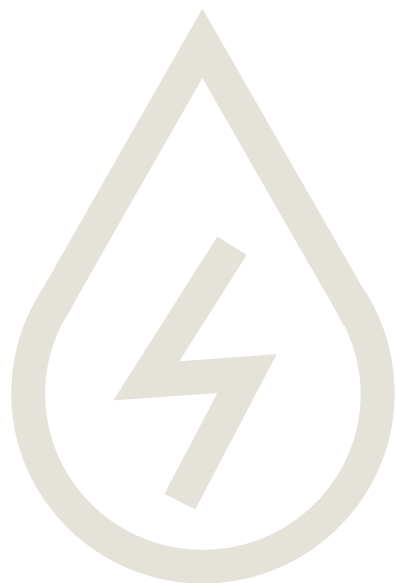
RAIL: UNION PACIFIC



Lot	Size
1*	2.4 acres
2*	2.1 acres
3*	4.1 acres
4	1.0 acres
5	0.8 acres
6	0.8 acres
7	1.0 acres
8	1.2 acres
9	1.2 acres
10	1.2 acres
11	1.2 acres
12	1.2 acres
13	1.2 acres
14	1.7 acres
15	1.8 acres
16*	4.5 acres
17	2.3 acres
18	2.2 acres
19*	8.2 acres
20*	11.4 acres
21*	16.5 acres
22*	34.2 acres
23*	24.8 acres
25*	19.5 acres
26	100-acres
27*	493-acres

*Rail capable





COST SAVINGS WITH A STRONG INFRASTRUCTURE

Central Arizona Commerce Park offers:

+ Foreign Trade Zone (FTZ) capabilities:

Offers 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.

+ 12", 27" and 36" sewer lines: City of Casa Grande

+ 16" water line: Arizona Water Company

+ 6" high pressure Southwest Gas line

+ High pressure El Paso Natural Gas Company interstate gas lines

+ Redundant electric power: APS

+ Century Link Telecom

CASA GRANDE: THE NEW INDUSTRIAL CENTER OF AMERICA

- + A community once reliant on agriculture, mining and healthcare, Casa Grande is evolving into the next mega industrial and high-tech manufacturing center with unparalleled economic advantages.
- + Pinal County is one of the fastest growing counties in the United States, with a current population of 418,300 that is projected to grow more than one million residents by 2050. 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 Casa Grande 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 CASA GRANDE**

Driving distances

Site to 8 : 3.5 miles
Site to 10 : 10 miles

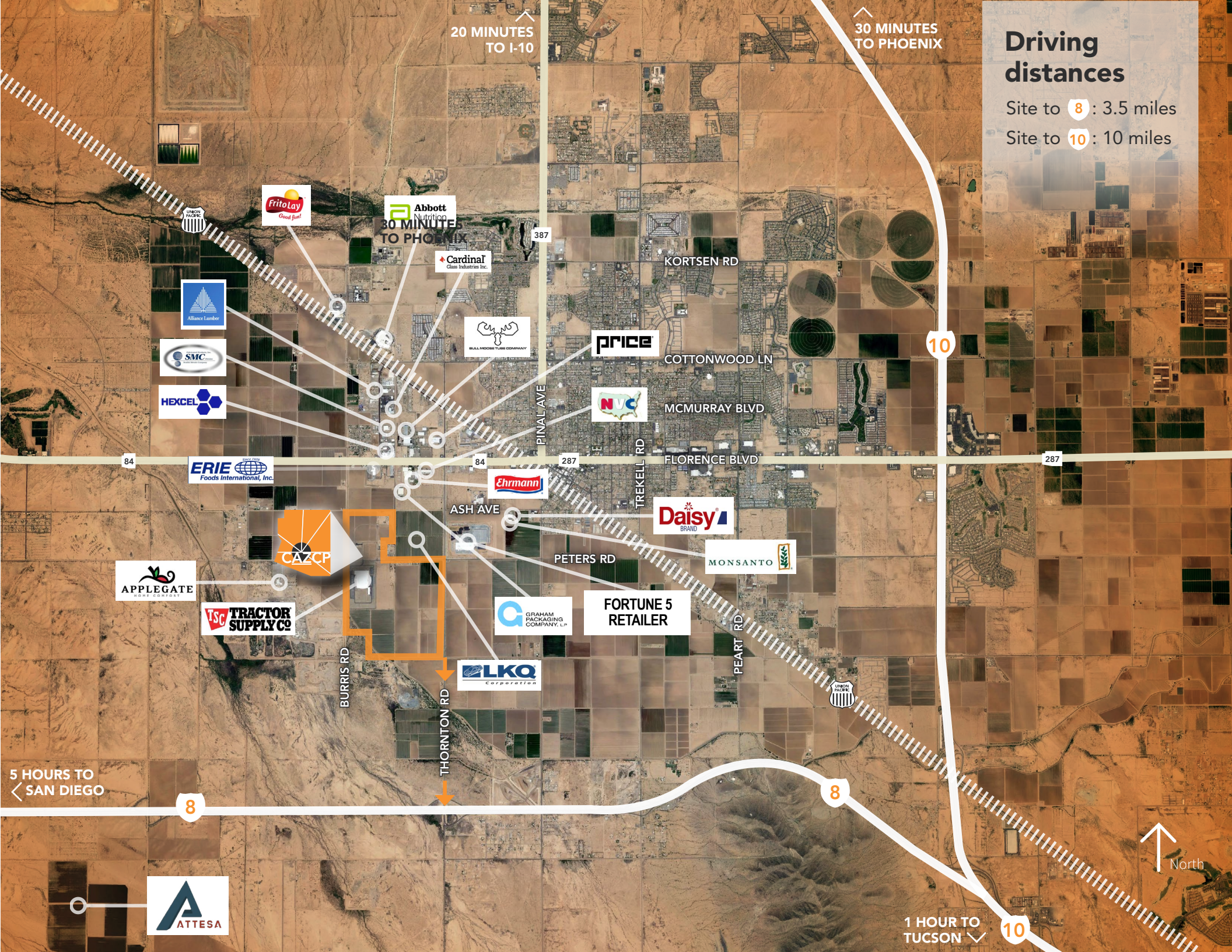
20 MINUTES
TO I-10

30 MINUTES
TO PHOENIX

30 MINUTES
TO PHOENIX

5 HOURS TO
SAN DIEGO

1 HOUR TO
TUCSON



FORTUNE 5
RETAILER





Casa Grande

(Within a 1-hour drive / 50 miles)

2,352,201

Total population

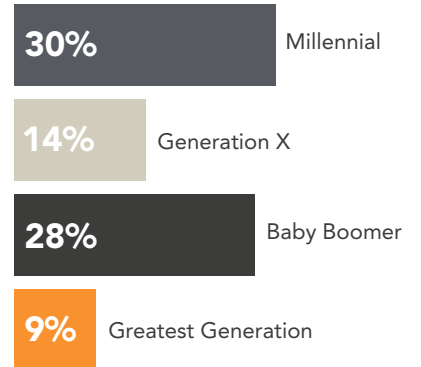
1,167,377

Total labor force

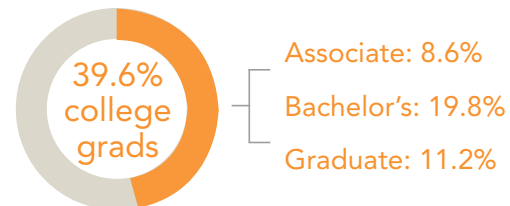
1,104,339

Total jobs

Population by generation



Population by education level



Close proximity to



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

TOP EMPLOYERS

- + Abbott Nutrition
- + ACO Polymer
- + Daisy Brand
- + Frito Lay
- + Hexcel Corp
- + Monsanto Cotton Research Center
- + Walmart
- + Medicine for Business and Industry
- + Lucid Motors (expected)

KEY INDUSTRIES



Autonomous innovation



Aviation development



Food & beverage



Industrial



Healthcare

Pinal County

PRO-BUSINESS ENVIRONMENT

LOWER BUSINESS COSTS

RELIABLE UTILITIES

EXCELLENT TRANSPORTATION SYSTEM

GROWING SKILLED WORKFORCE

PLENTIFUL RESOURCES



REGIONAL ACCESSIBILITY

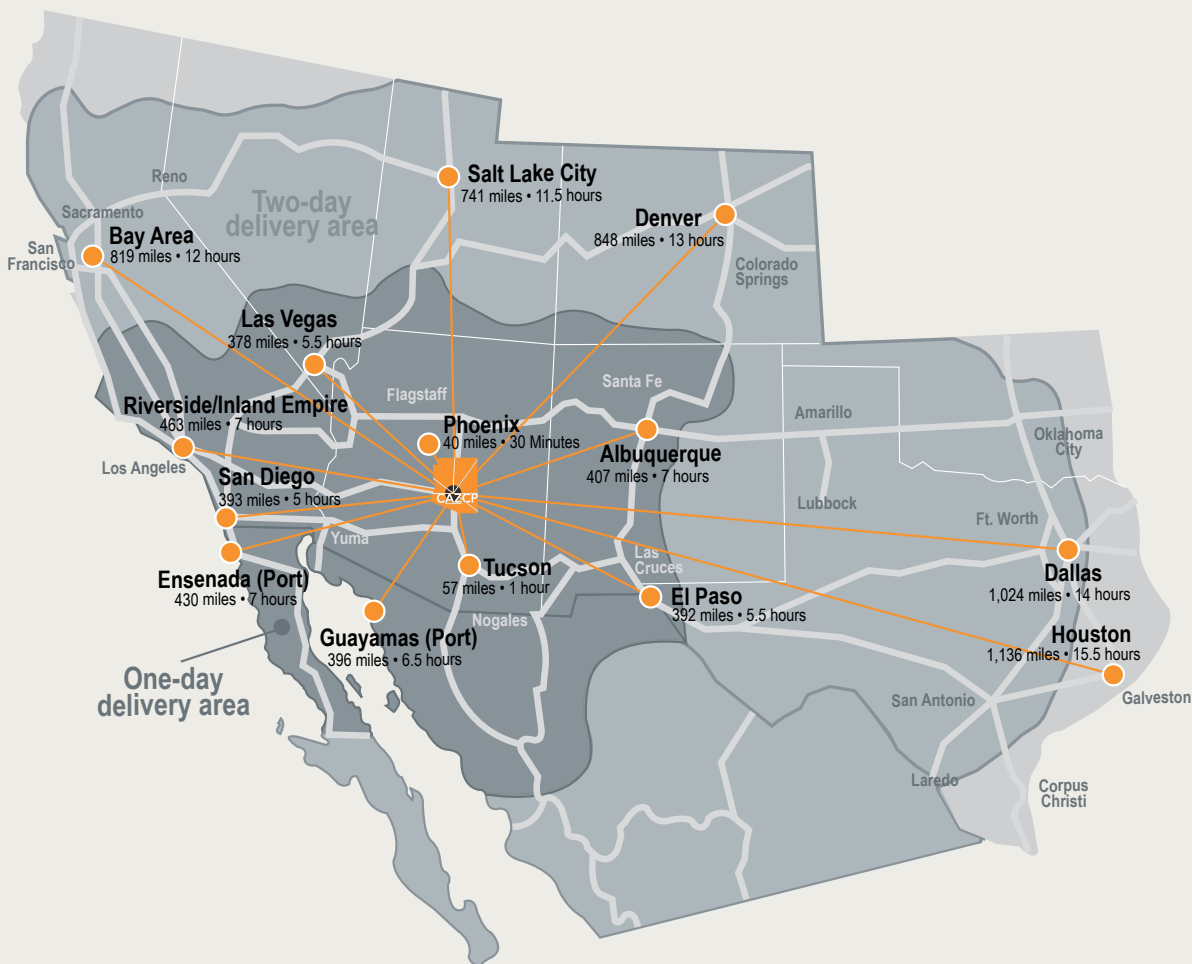
+ Central Arizona Commerce Park is located where many of Arizona's major transportation corridors converge, making the area one of the most sought after locations for commerce and distribution in Arizona and the Southwest.

+ One-hour population range: +2,300,000

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

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

Phoenix	40 miles	30 minutes
Tucson	57 miles	1 hour
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



**CENTRAL
ARIZONA
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PARK**

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