OPPORTUNITY ZONE LAND

GROUNDS FOR AUTONOMOUS INNOVATION

HOME TO LUCID
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 home to Lucid Motors and is in close proximity to Attesa Motorsports Community and Inland Port Arizona, home to Nikola Motor Company.

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Lucid: A $700 million, 600,000 square foot planned manufacturing plant on a 493-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

IPAZ: Home to Nikola Motor Company, Inland Port Arizona (IPAZ) is a ±2,738 acre Union Pacific rail-served mega site located in Coolidge, Arizona. With an abundance of available utilities and I-2 Heavy Industrial Zoning, the park can handle all manufacturing and distribution needs.

LEARN MORE ABOUT IPAZ
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.
FLORENCE
5 HOURS TO SAN DIEGO
CASA GRANDE
1 HOUR TO TUCSON
COOLIDGE
HOME TO PHOENIX TUCSON
DATA CENTER LAND
HOME TO INLAND PORT ARIZONA
CAZCP Drive Times 40 minutes 45 minutes
IPAZ Drive Times 55 minutes 35 minutes
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 ±54 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
- Sold
- In Escrow

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* | 0.7 acres
20* | 8.9 acres
21* | 6.6 acres
22* | 4.4 acres
23* | 4.8 acres
24* | 15.6 acres
25* | 10.0 acres
26 | 0.0 acres
27* | 49.3 acres

*Rail capable
COST SAVINGS WITH A STRONG INFRASTRUCTURE

Central Arizona Commerce Park offers:

+ Foreign Trade Zone (FTZ) capabilities:
  Offers a ±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
OPPORTUNITY ZONES

+ Capital gains tax incentive for investing in opportunity zone
+ Temporary deferral for capital gains reinvested
+ Step-up in basis to 15%
+ Permanent exclusion from taxable income of capital gains

LEARN MORE ABOUT OPPORTUNITY ZONES
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 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 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.
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

- **30%** Millennials
- **14%** Generation X
- **28%** Baby Boomers
- **9%** Greatest Generation

Population by education level

- **39.6%** college grads
- Associate: 8.6%
- Bachelor’s: 19.8%
- Graduate: 11.2%

**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
- Industrial
- Healthcare
- Food & beverage

Close proximity to

Central Arizona College
Arizona State University
Arizona
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

« 6,530
Total manufacturing employees who commute outside Pinal County for employment

» 26,480
Total employees who commute into Pinal County for employment
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

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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 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
PROJECT CONTACTS:

Jackob Andersen
President
480.209.9365
jandersen@saintholdings.com

Bill Honsaker
Managing Director
+1 602 282 6267
bill.honsaker@am.jll.com

Anthony J. Lydon, CSCMP
Managing Director
+1 602 282 6268
aj.lydon@am.jll.com

Marc D. Hertzberg, SIOR
Managing Director
+1 602 282 6269
marc.hertzberg@am.jll.com

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