



SUPERSTITION COMMERCE PARK



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6 Building Industrial Park 4008 S Signal Butte Road, Mesa, AZ

Delivering with Rent-Ready Work:

Spec office | 100% air conditioned | Dock packages | LED lights | R-38 insulation

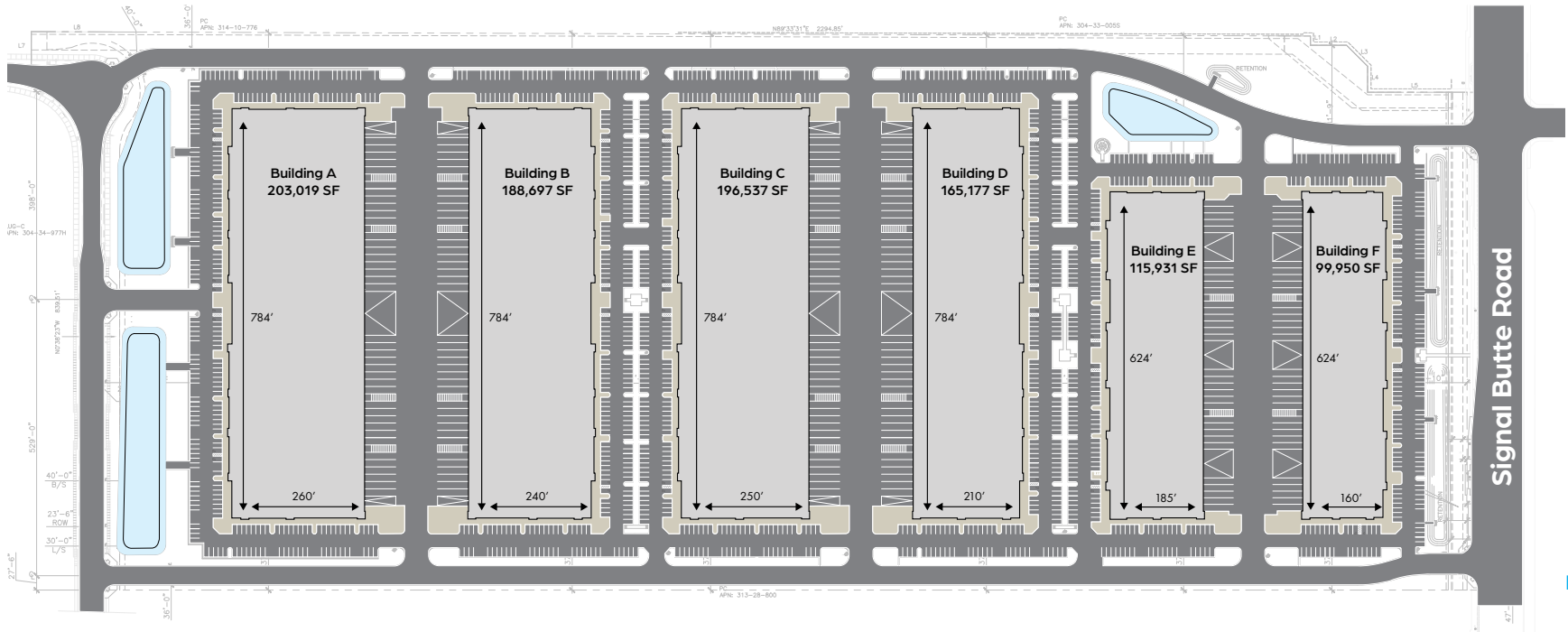


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Superstition Commerce Park

Delivering Q2 2024, this Class A industrial park offers a range of buildings between 99,950 SF to 203,019 SF. The 6-building master planned site, located just 3 miles from Loop 202, sits on Signal Butte Road just south of Apple's Global Operations Center in Mesa, Arizona. Dalfen Industrial is proud to bring this development to Mesa which boasts a talented workforce as well as a growing transportation network, continuously attracting local and global businesses.





Building	SF	Office SF	Clear Height	Grade-level Doors	Dock-high Doors	Power (Amps)	Building Depth	Column Spacing	Truck Court	Auto Parking
A	203,019	±2,400	36'	4	38	3,600	260'	56' x 50' 60' Speed Bay	200' (Shared)	276
B	188,697	±2,400	32'	4	38	3,600	240'	56' x 60'	200' (Shared)	266
C	196,537	±2,400	32'	4	38	3,600	250'	56' x 50' 60' Speed Bay	200' (Shared)	260
D	165,177	±2,400	32'	4	38	3,600	210'	56' x 50' 60' Speed Bay	200' (Shared)	221
E	115,831	±2,400	32'	6	30	3,000	185'	52' x 60'	190' (Shared)	229
F	99,950	±2,400	32'	6	30	3,000	165'	52' x 50' 60' Speed Bay	190' (Shared)	198

Property Features

Rent-Ready Work:

- Spec office in each building
- 100% air conditioned
- Dock packages
- LED lights
- R-38 insulation

Location Highlights

±3 miles from Loop 202 via Signal Butte Road and Elliot Road

±3 miles from US 60

±3 miles from SR 24

Adjacent to the ±3,200-acre Eastmark Master Planned Community

Proximity to ASU Polytechnic Campus, East Valley Institute of Technology, and Maricopa Community College East Valley Campus



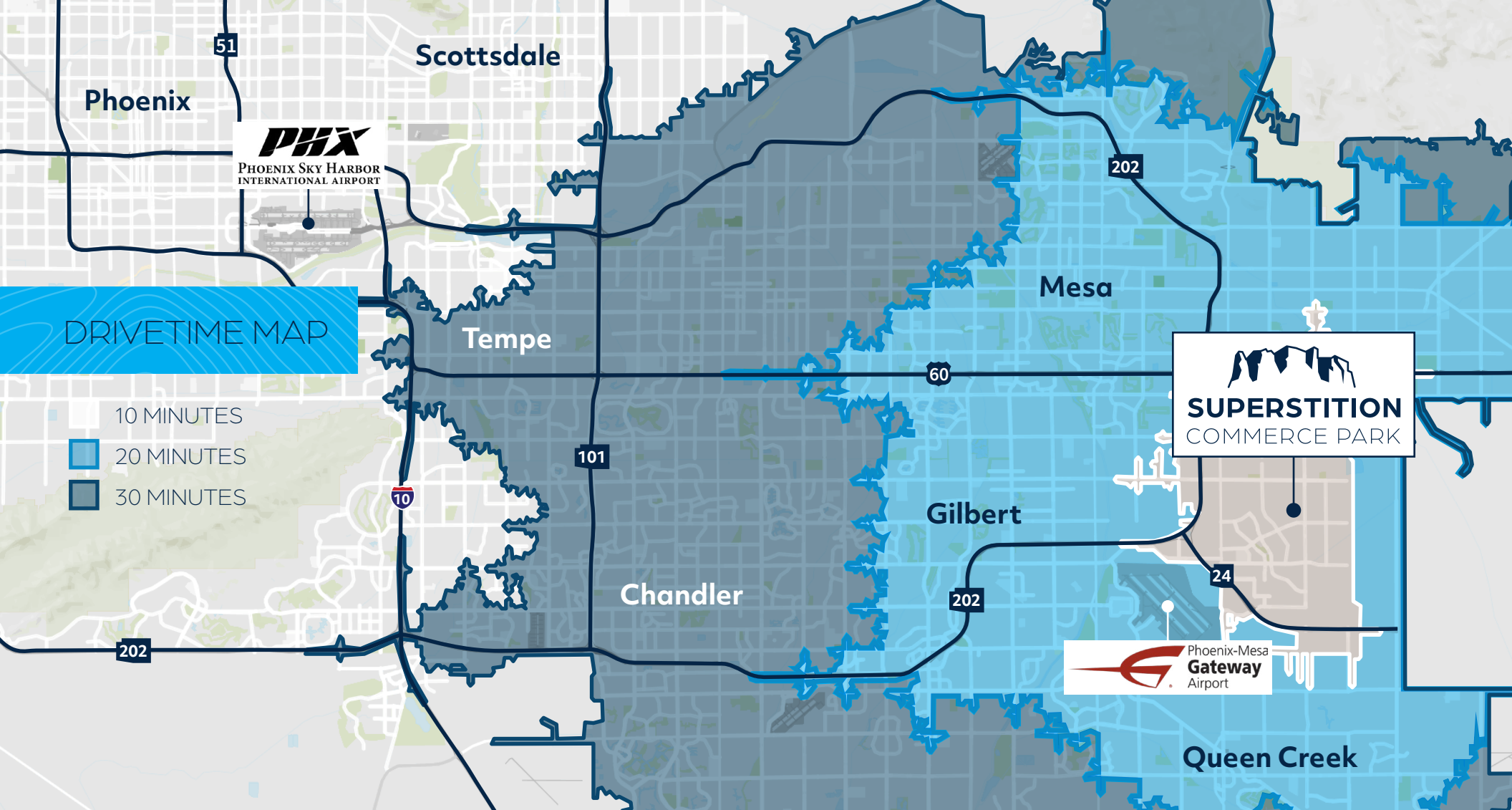
±7 miles | ±15 minutes



PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

±28.5 miles | ±30 minutes





Area Demographics

POPULATION

	10 min	20 min	30 min
2022:	74,315	588,364	1,199,997
2027:	78,610	612,634	1,518,182

HOUSEHOLD AVERAGES

	10 min	20 min	30 min
Age:	36	38	35
Income:	\$101,920	\$82,559	\$80,272

LABOR FORCE

	10 min	20 min	30 min
2022:	36,804	286,552	769,902

MESA, ARIZONA



PHOENIX-MESA GATEWAY AIRPORT

Industry Concentration

within a 30 minute drive

1,223

Manufacturing Firms

Esri 2022

66,563

Manufacturing Employees

421

Transportation Warehouse Firms

37,014

Transportation Warehouse Employees

Education

within Mesa, AZ



90%

High School graduates

US Census Bureau 2021

30%

Bachelor's Degree or higher



Why Industrial Here

Between 2015 and 2021, Arizona's manufacturing share of Real GDP, a measure of economic output, grew from **\$25.2 billion** to **\$32.8 billion** for a rate of **30.4%** – more than double the U.S. manufacturing growth rate (**14%**).

Arizona has added **14,100** jobs in manufacturing over the past year, a growth rate of **7.8%**, more than double the U.S. rate of **3.7%**.

Arizona is ranked **no. 3** in the country for semiconductor manufacturing and **top-5** for aerospace and defense manufacturing employment.



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