



# SUPERSTITION COMMERCE PARK

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



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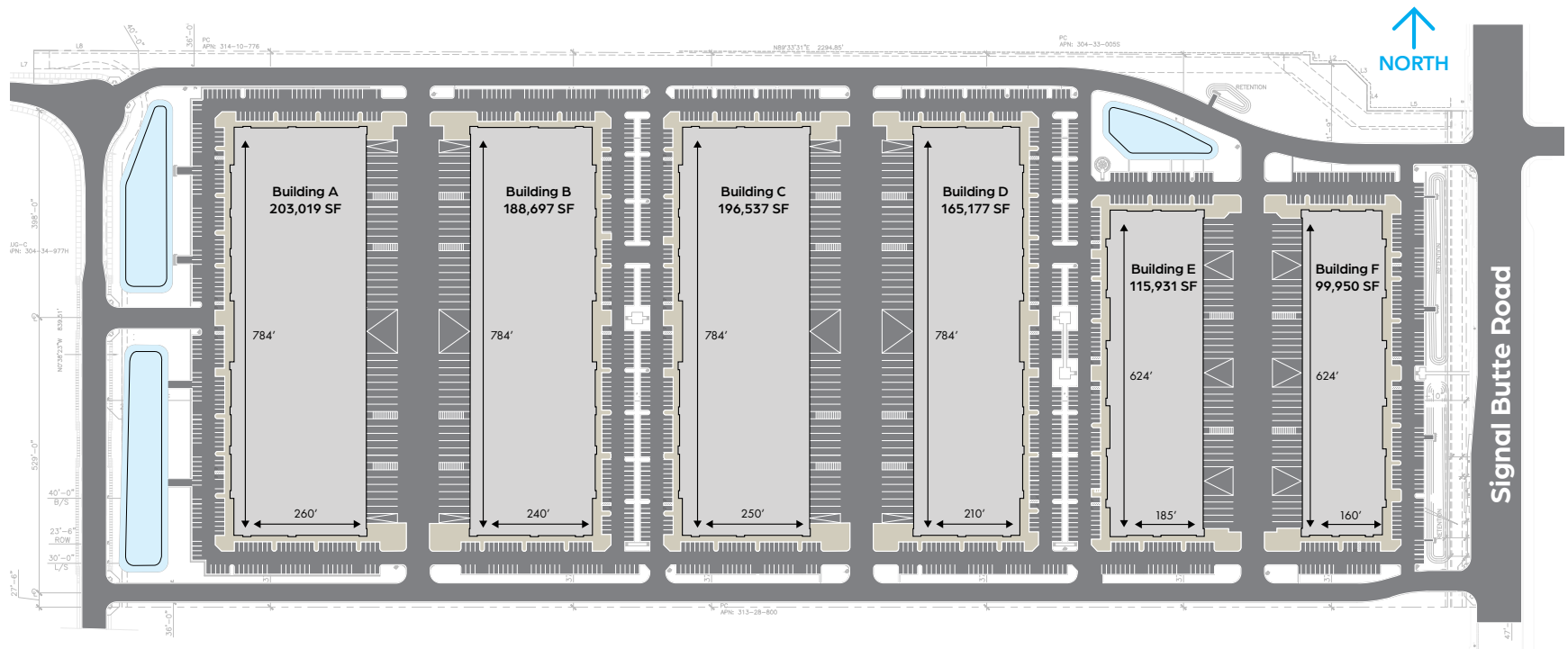


# Superstition Commerce Park

Delivering Q1 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





# 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



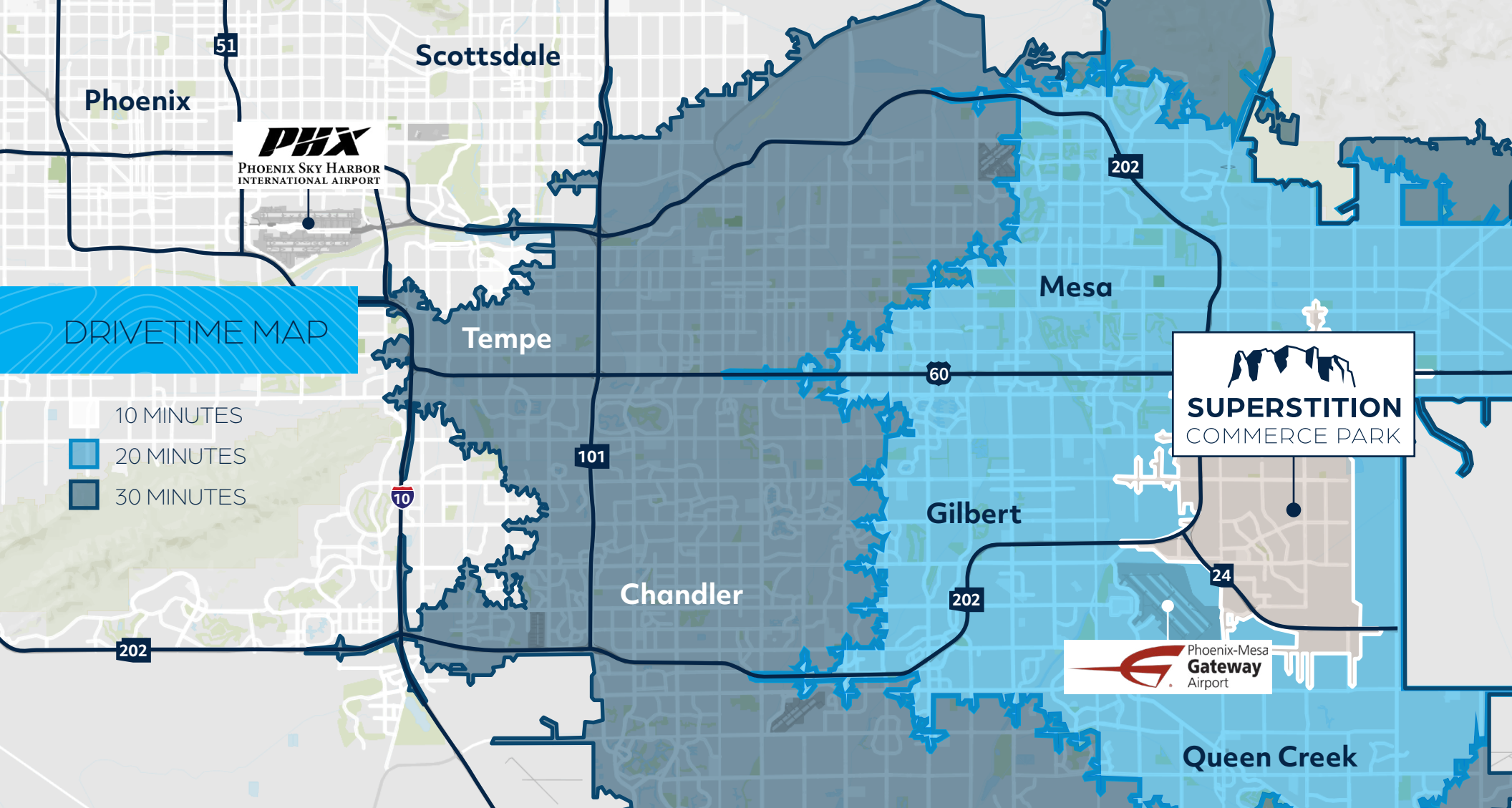
±7 miles | ±15 minutes



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 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.





# **SUPERSTITION**

## COMMERCE PARK

**Steve Larsen, SIOR, CCIM**

Executive Managing Director  
T +1 602 282 6296  
M +1 602 751 1145  
[steve.larsen@jll.com](mailto:steve.larsen@jll.com)

**Bill Honsaker**

Managing Director  
T: +1 602 282 6267  
M: +1 602 639 6797  
[bill.honsaker@jll.com](mailto:bill.honsaker@jll.com)

**Pat Harlan, MCR, SLCR**

Senior Managing Director  
T +1 602 282 6298  
M +1 602 549 6350  
[pat.harlan@jll.com](mailto:pat.harlan@jll.com)



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