# INTERSTATE 10 | 8 BUSINESS PARK

## INTERSTATE 10 & INTERSTATE 8 | ELOY, ARIZONA





CONTACT FOR MORE INFORMATION

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# PROPERTY HIGHLIGHTS

### PREMIER INTERSTATE LOCATION

Positioned at the intersection of **I-8 and I-10**, with over **58,000** vehicles per day traveling the I-10 corridor through Eloy, providing unmatched access to Phoenix, Tucson, Southern California, and Mexico.

### FULL UTILITIES & POWER FLEXIBILITY

Served by **City of Eloy water and sewe**r with electric service available from either **ED4 or APS.**

### SURROUNDED BY MAJOR MANUFACTURERS

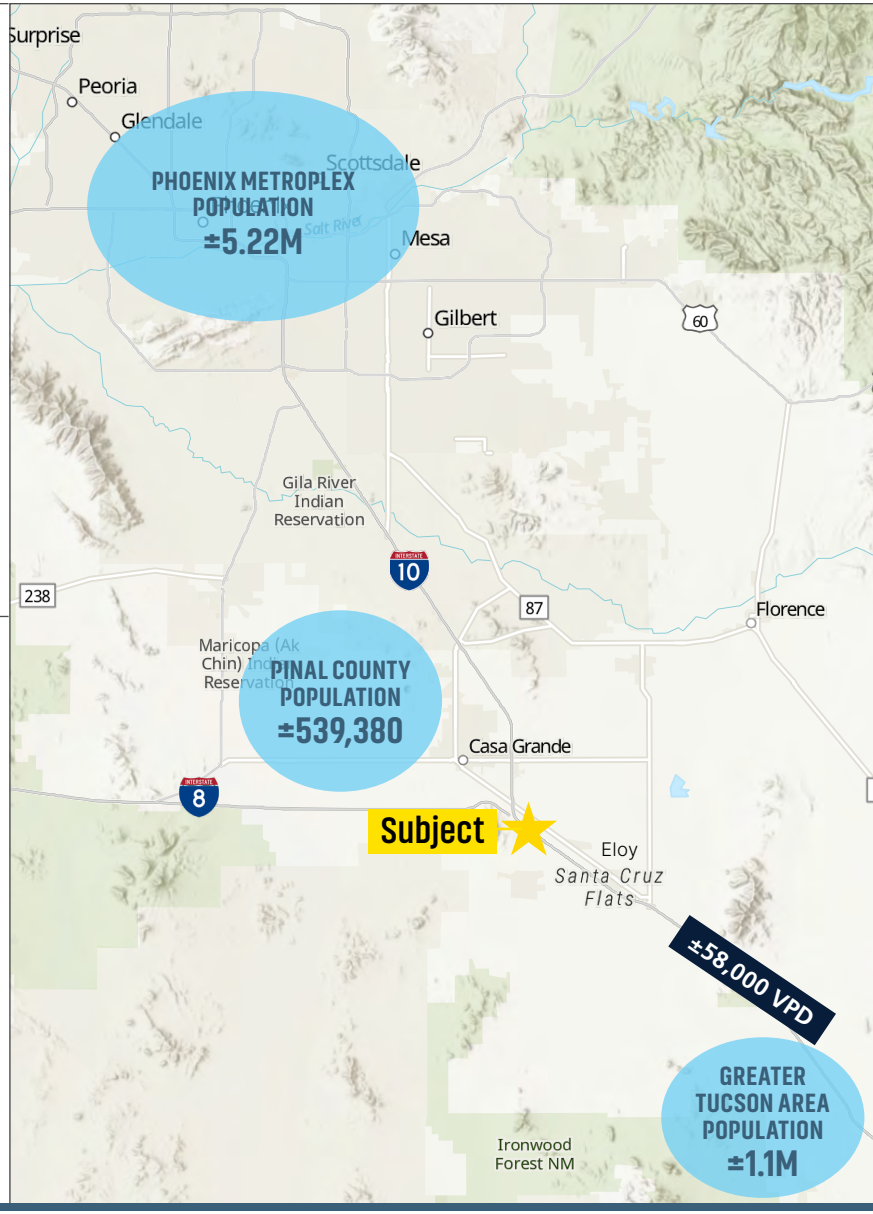
Minutes from **Lucid Motors, Kohler, National Gypsum**, and more than **12 semiconductor suppliers** operating in the Casa Grande market.

### ±1173.72 ACRES, IMMINENTLY SHOVEL-READY & DIVISIBLE

Ready for immediate development with flexible parcel sizes to accommodate a variety of industrial users.

### IN ONE OF ARIZONA'S FASTEST-GROWING INDUSTRIAL CORRIDORS

Located between Phoenix and Tucson with access to a large workforce, expanding infrastructure, and billions of dollars in ongoing industrial investment.



# EXECUTIVE SUMMARY

### LOCATION
The Property is located Southeast of the confluence of Interstate 10 and Interstate 8 in Eloy, Arizona.

### LOT SIZE
±1,173.72 Acres
*(Smaller Lots Available)*

### PRICE
Submit

### ZONING
I-2, City of Eloy

### TAXES
$39,665
*(2025)*

### DUE DILIGENCE
Click the lines below for more information

Alta Survey | Zoning

Impact Fees | APS Will Serve Letter

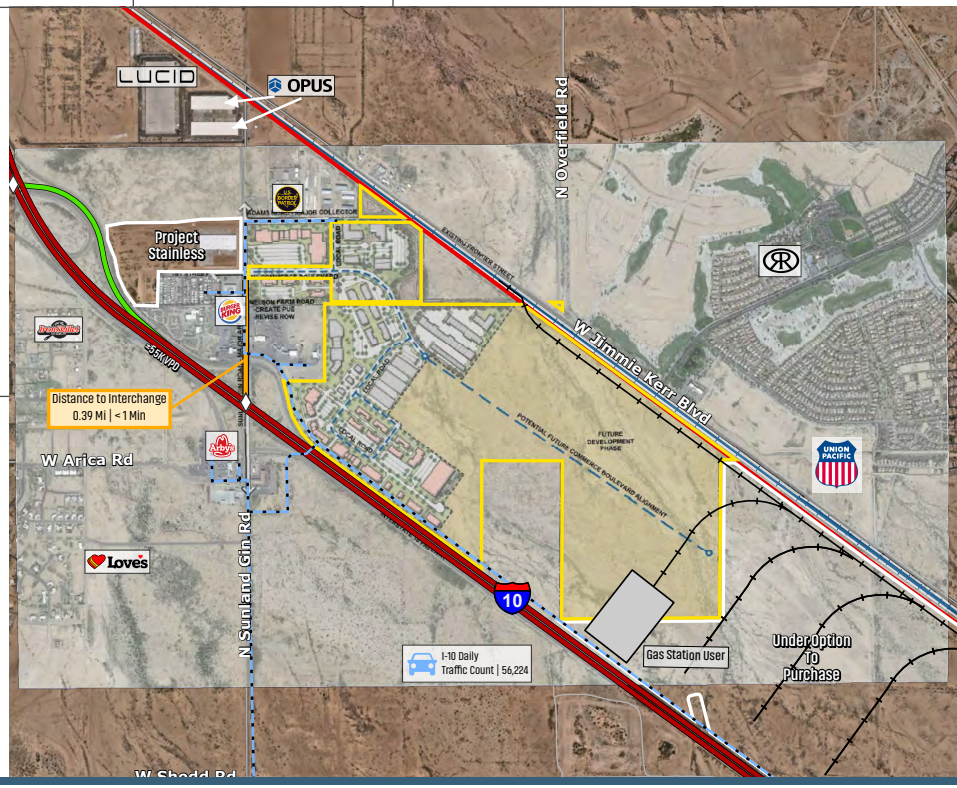
Commercial Collector Section

**Additional Due Diligence Available Upon Request*

### INDUSTRY USES
Heavy Industrial (I-2) Zoning, Manufacturing, Logistics, and High-Intensity Industrial Uses

### SERVICES IN PLACE
Reliable and Cost-Efficient Water and Sewer Service Provided by the City of Eloy

### TECHNOLOGY CORRIDOR
Be a Part of the Technology Hub - Pinal County Tech Corridor




### CAPITAL AT SCALE
More than $10B in Capital Investments Nearby

### POTENTIAL RAIL PLANS
Please click here to view the UPRR approved plans and design

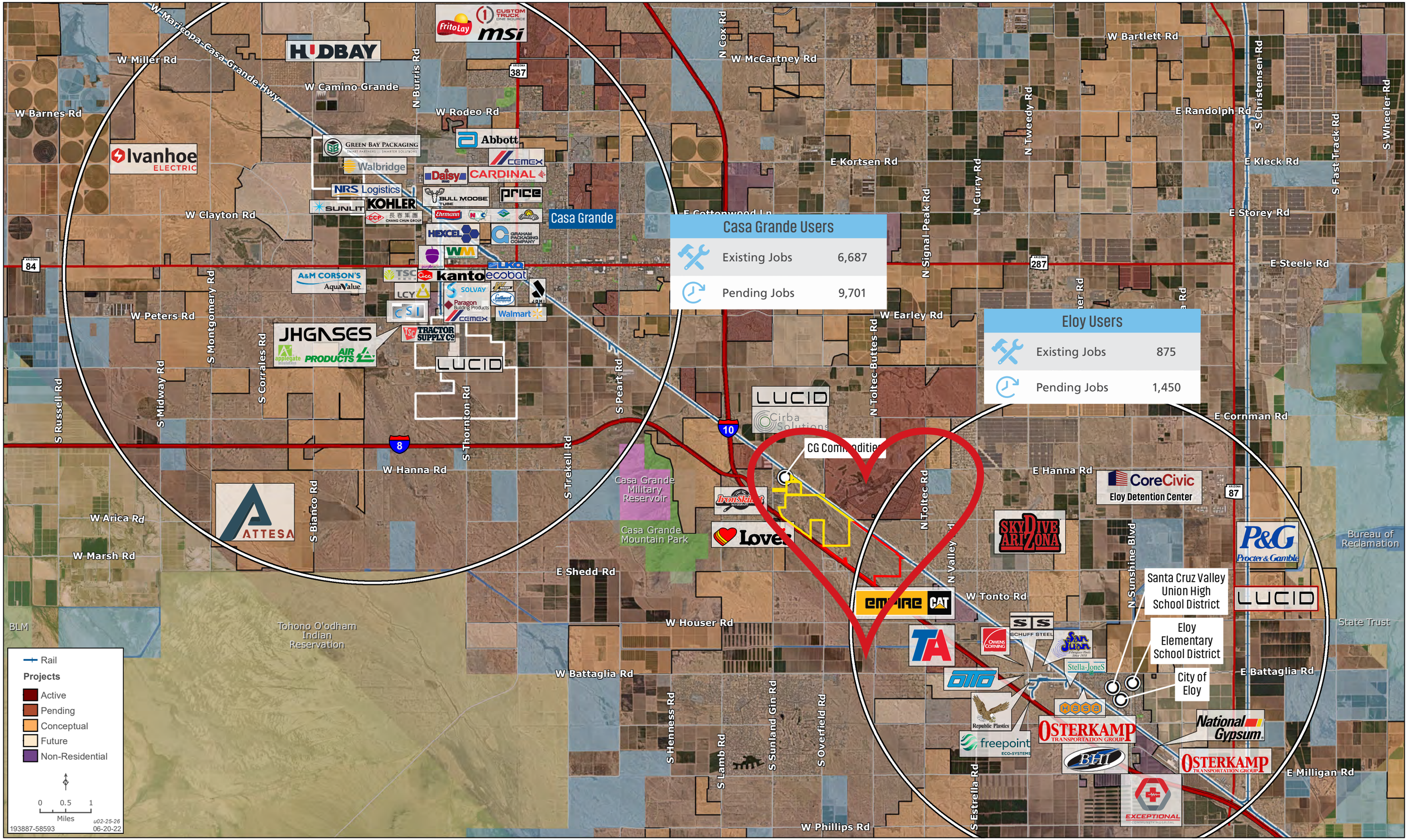
### ECONOMIC GROWTH
More than 27k New Jobs Coming to Pinal County

Click here to view new jobs

# HEART OF PINAL COUNTY

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# CORPORATE NEIGHBORS

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# AMENITIES

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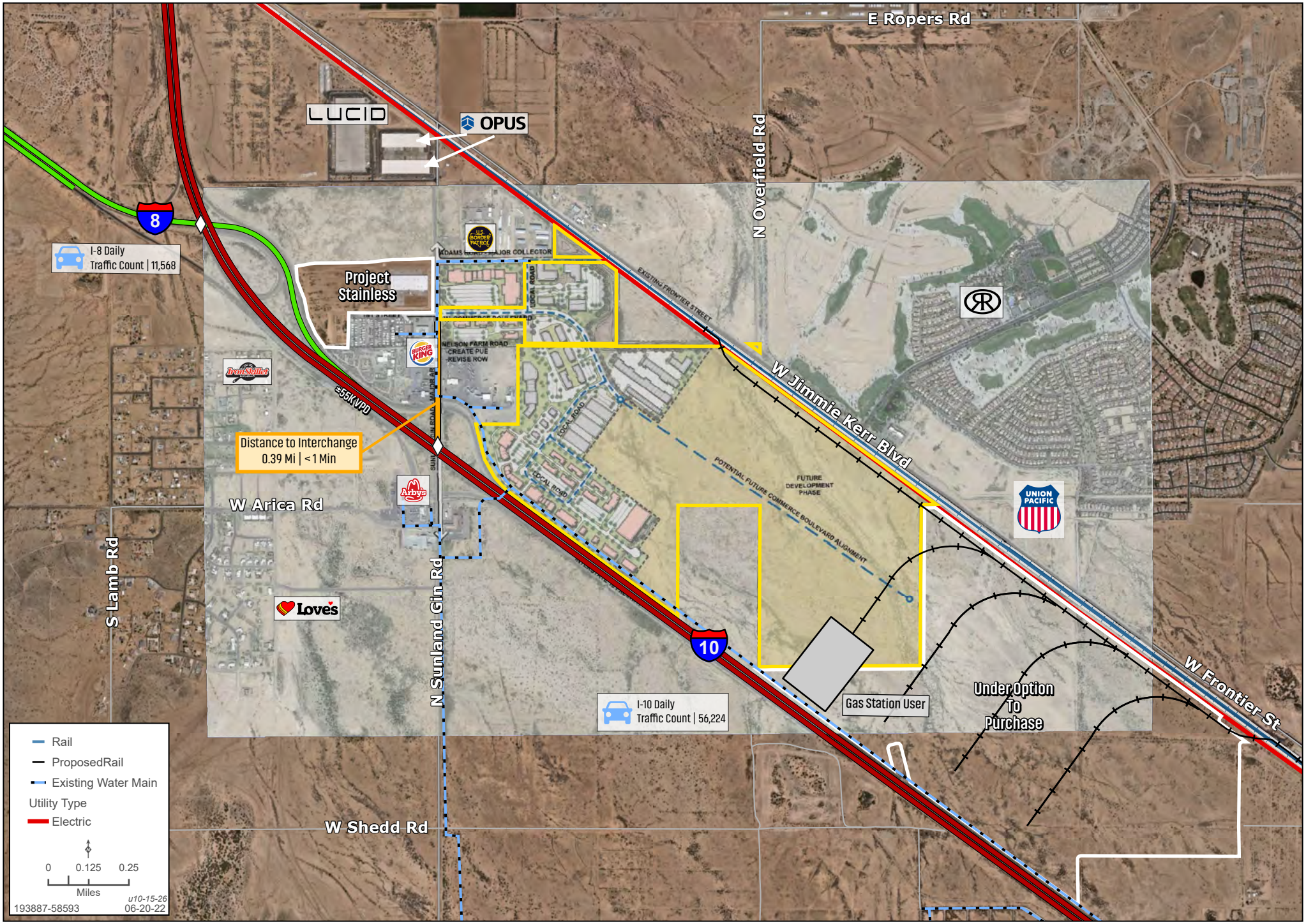



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# CONCEPTUAL SITE PLAN

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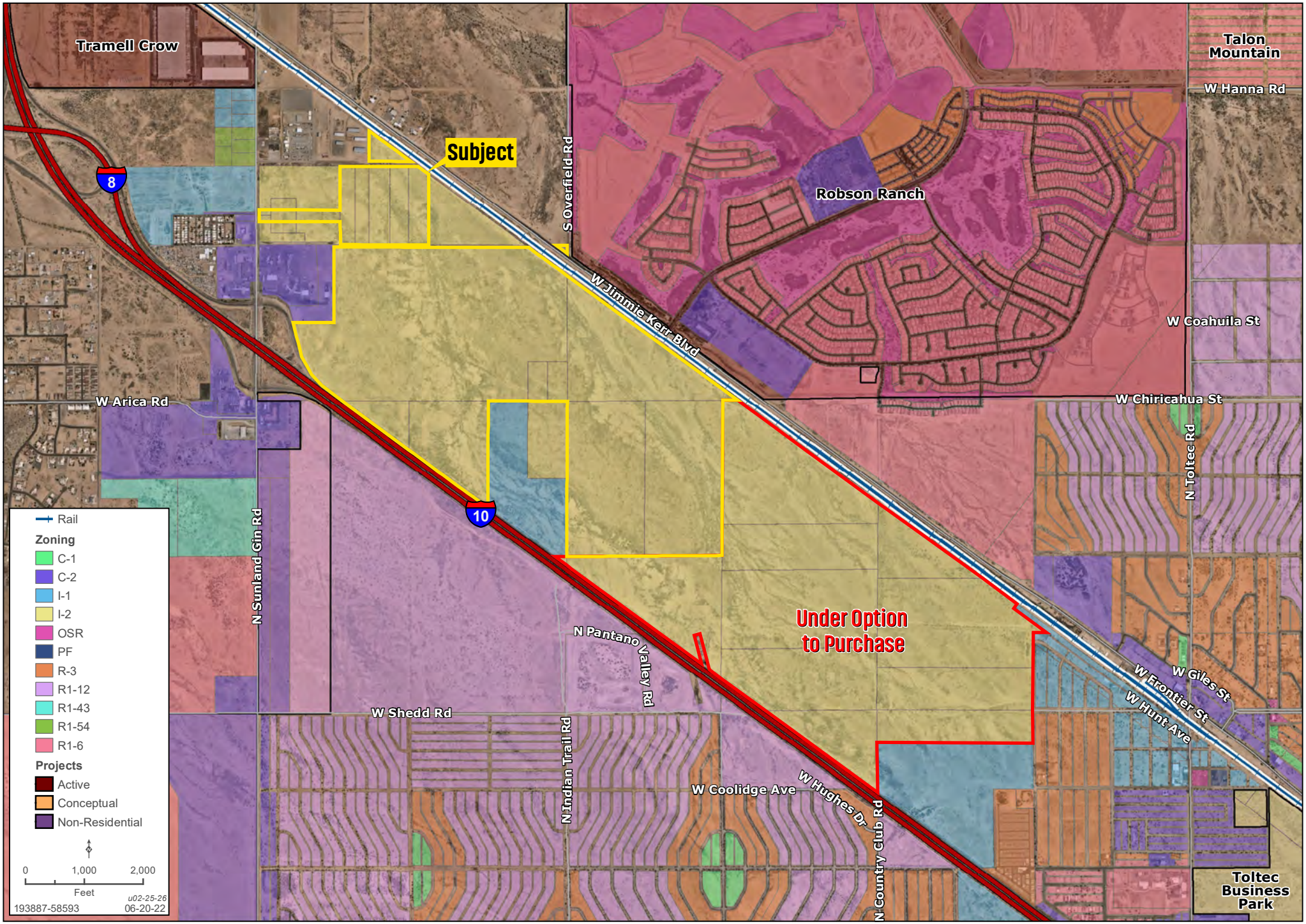



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# CITY ZONING

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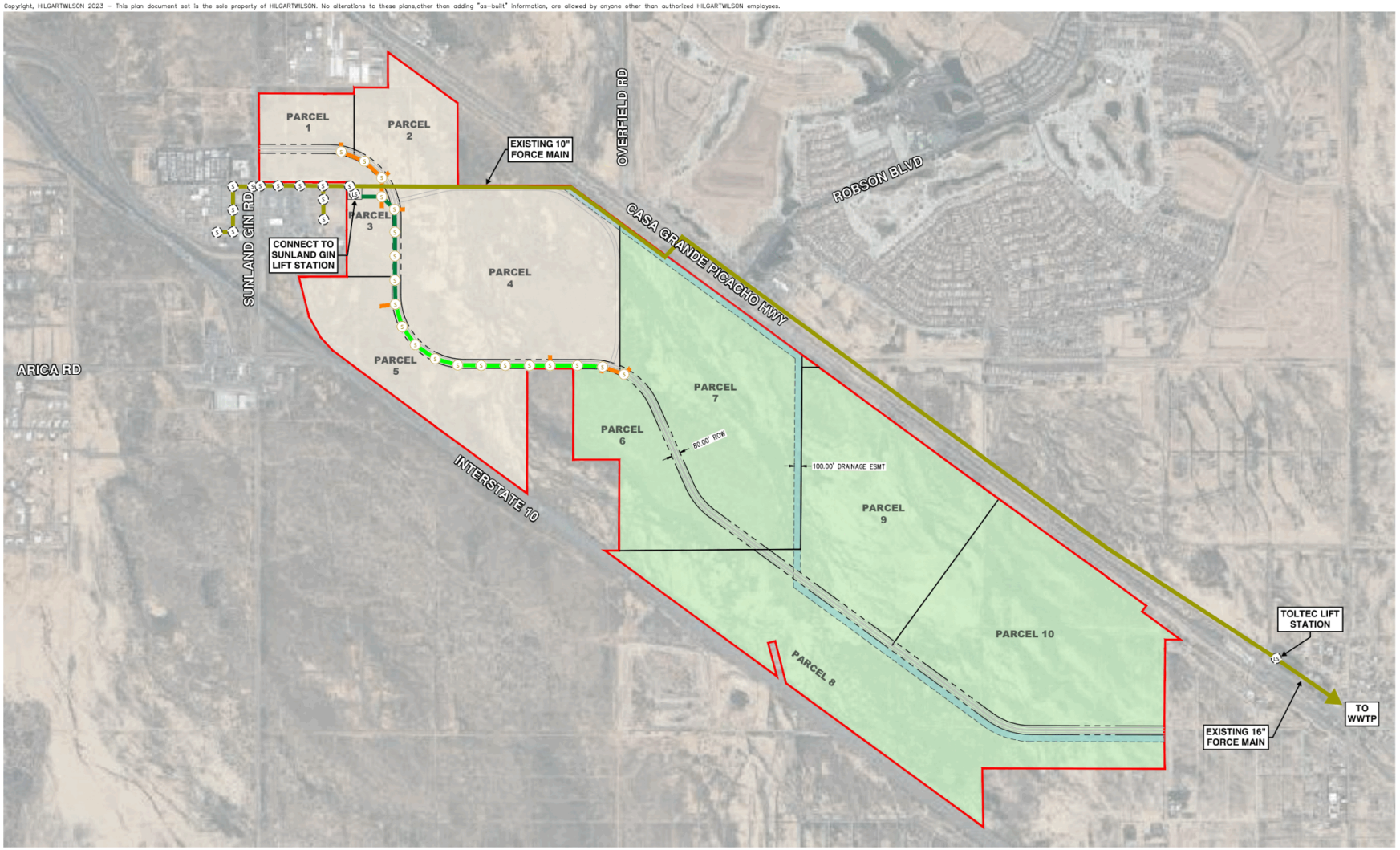
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# SEWER COST ESTIMATE

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**I10-8 BUSINESS PARK**
ELOY, AZ

SEWER COST ESTIMATE EXHIBIT

LEGEND
- 15" SEWER LINE – 1,930 LF
- 12" SEWER LINE – 3,470 LF
- 8" SEWER LINE – 1,000 LF
- EX SEWER LINE
- SEWER MANHOLE – 20 EA
- EX SEWER MANHOLE
- EX LIFT STATION

Colliers Engineering & Design

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
HAS JOINED COLLIERS ENGINEERING & DESIGN

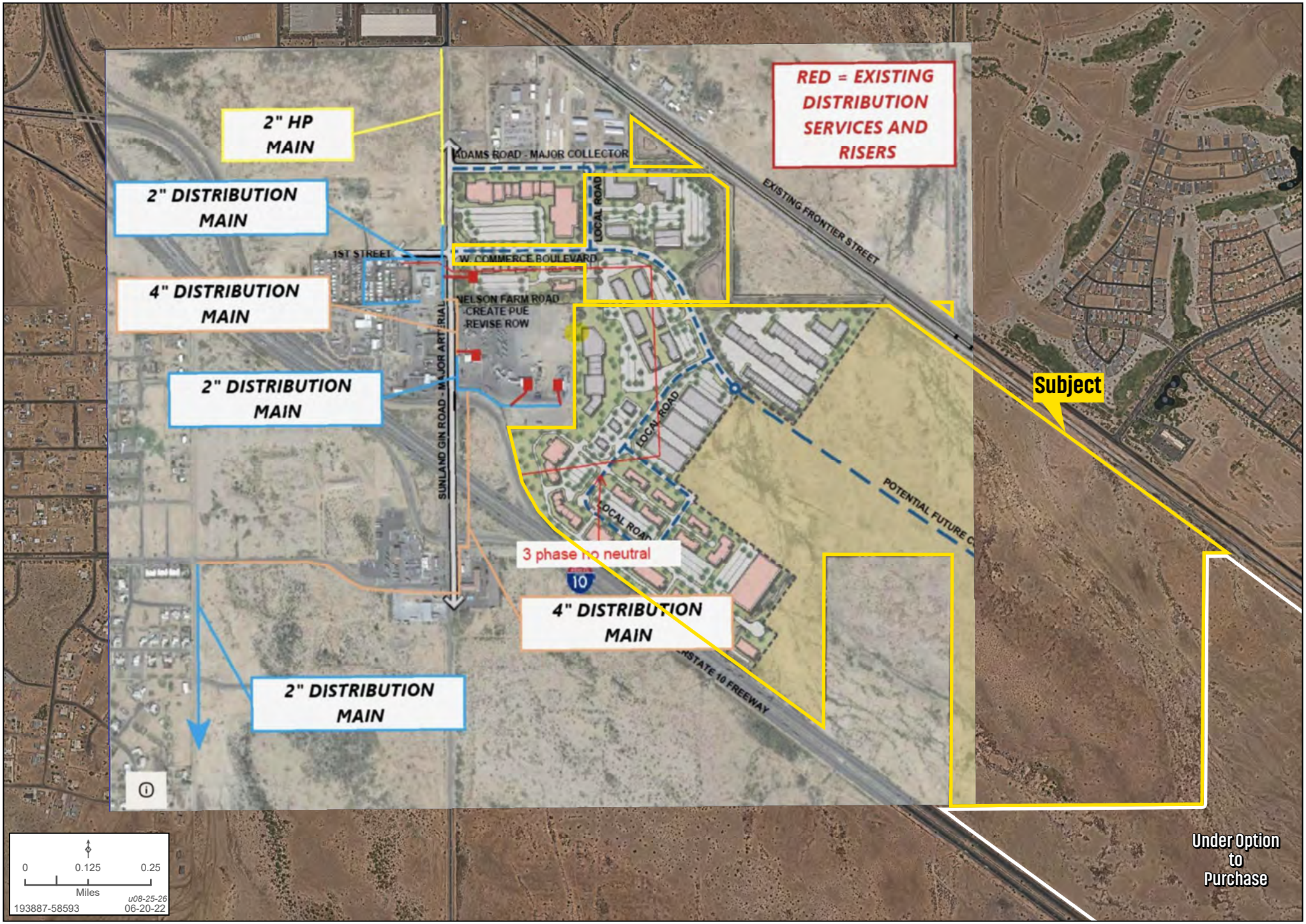
AUGUST 2024 | 24X36 | Scale: 1" = 600' | 2647 CW

This plan is conceptual and subject to change through the planning and development process.

# GAS PLAN

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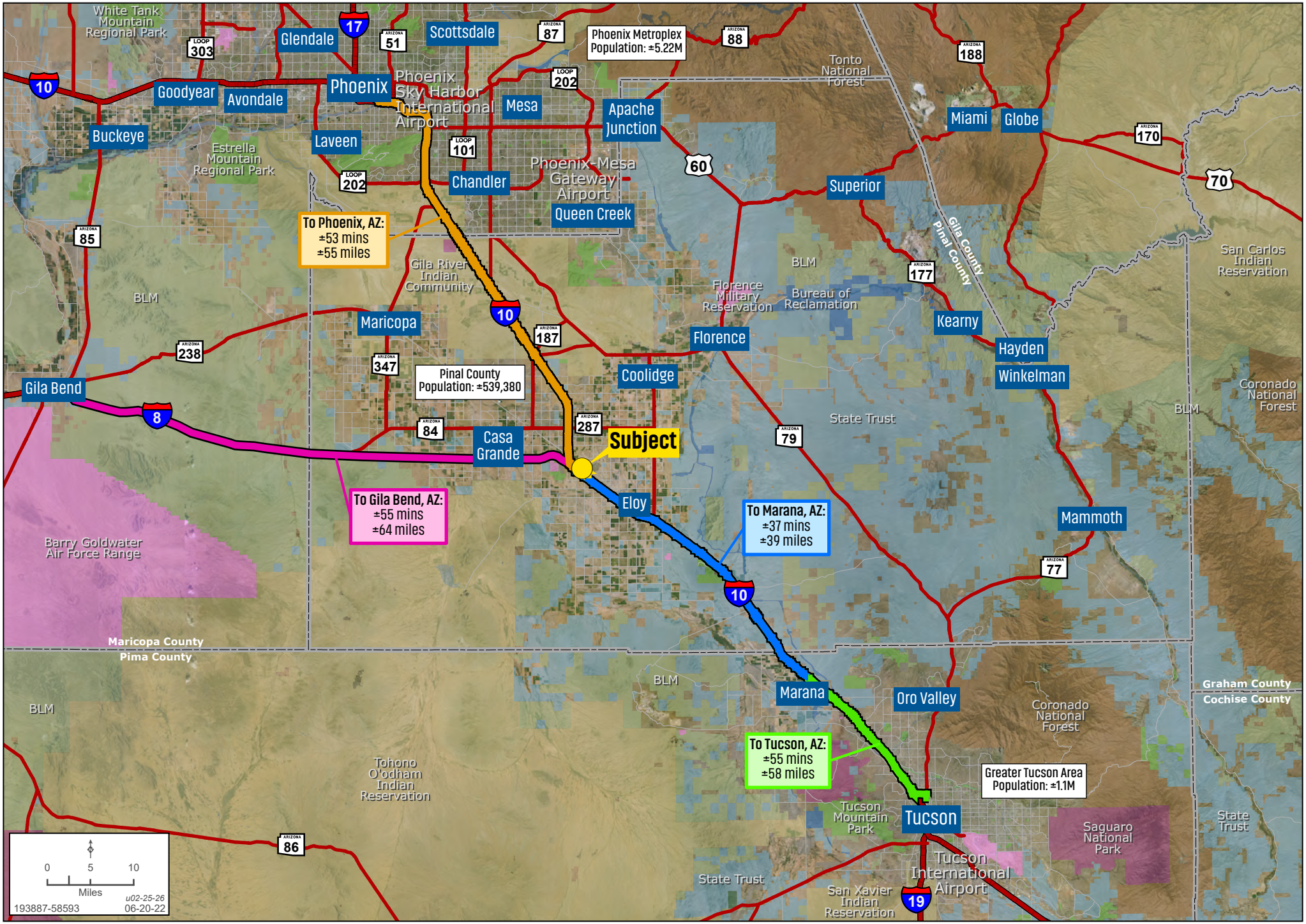



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# PROXIMITY

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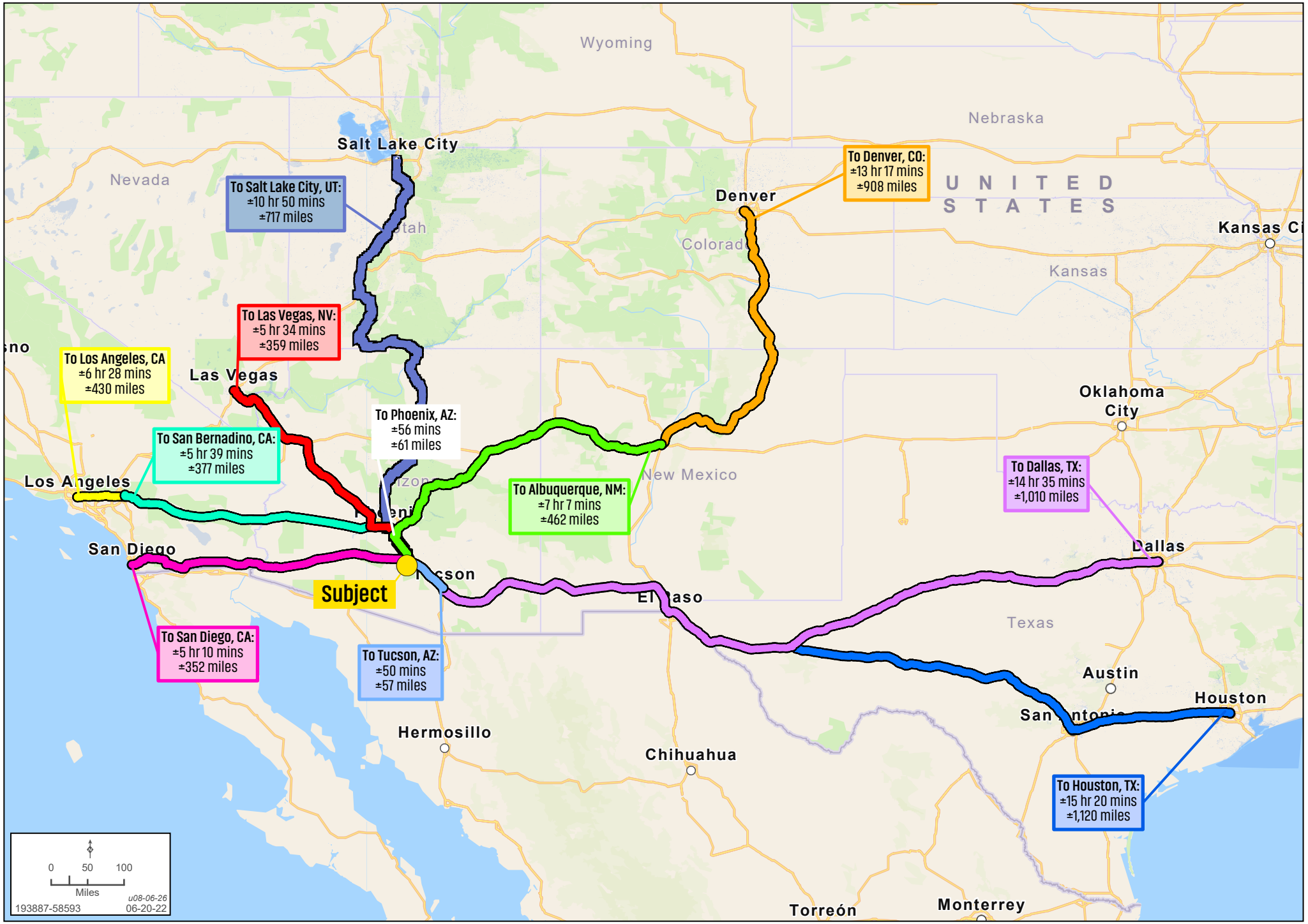



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# REGIONAL DRIVE TIMES

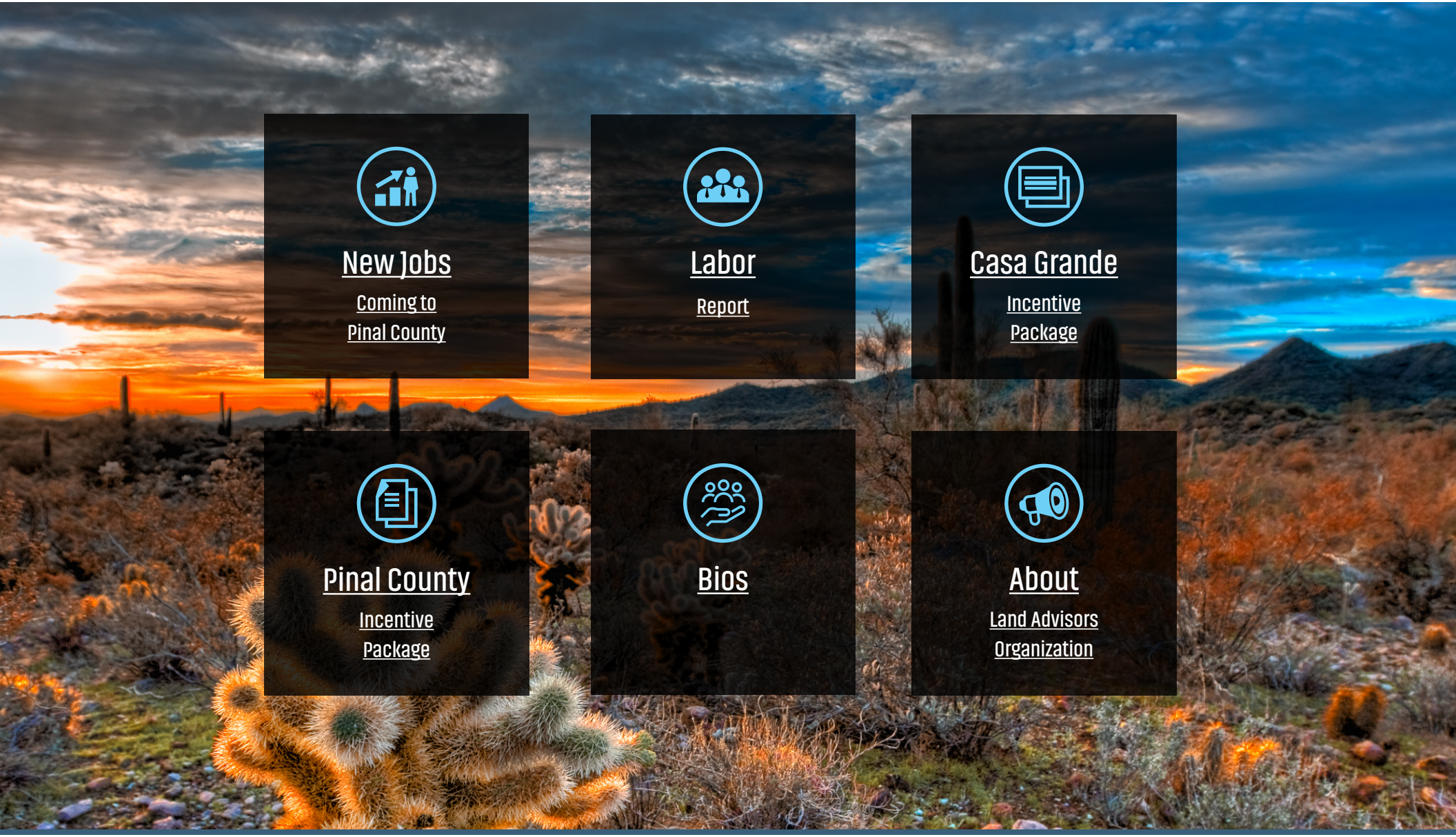
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# PINAL COUNTY HIGHLIGHTS | CLICK THE LINKS BELOW FOR MORE INFORMATION



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