



INLAND
PORT
ARIZONA

DRIVEN BY INNOVATION

- HOME TO NIKOLA MOTOR COMPANY
- +500,000 POPULATION AND GROWING WITHIN PINAL COUNTY
- +1.5MM PEOPLE WITHIN A 50 MINUTE DRIVE OF CENTRAL PINAL COUNTY
- IPAZ IS ADJACENT TO SUSTAINABLE SOLAR ENERGY
- RIGHT-TO-WORK STATE
- FOREIGN TRADE ZONE (FTZ) CAPABLE
- MEGA-SITE TO SMALL PARCELS AVAILABLE
- CENTRALLY LOCATED BETWEEN MEXICO AND PHOENIX

LAND AND BUILD-TO-SUIT
OPPORTUNITIES FOR:

- **ADVANCED MANUFACTURING**
- **HEAVY INDUSTRIAL**
- **DATA CENTER**
- **RAIL-SERVED**



Saint Holdings, LLC



Jones Lang LaSalle Americas, Inc. License #: CO508577000

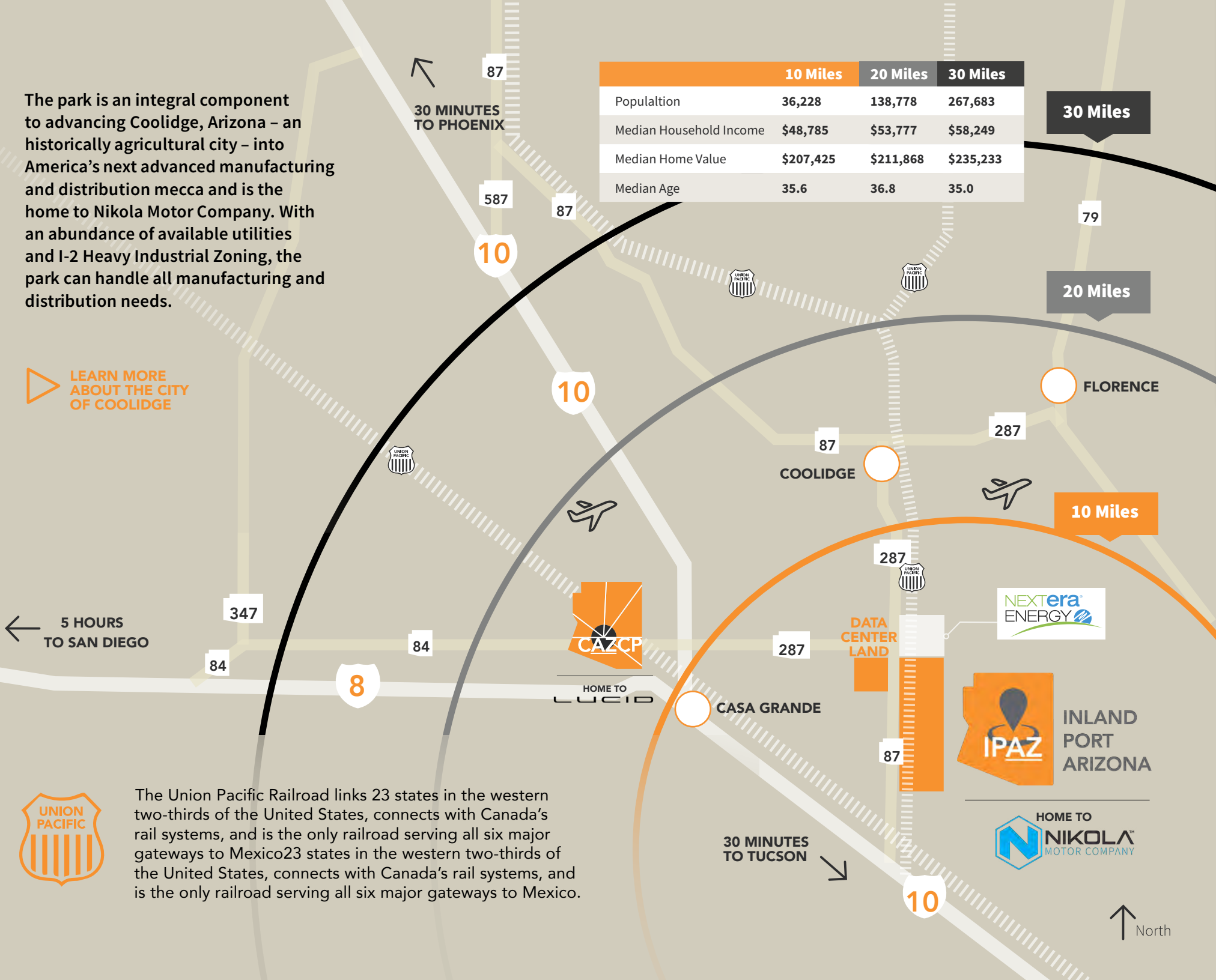
The park is an integral component to advancing Coolidge, Arizona – an historically agricultural city – into America’s next advanced manufacturing and distribution mecca and is the home to Nikola Motor Company. With an abundance of available utilities and I-2 Heavy Industrial Zoning, the park can handle all manufacturing and distribution needs.

▶ **LEARN MORE ABOUT THE CITY OF COOLIDGE**



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.

	10 Miles	20 Miles	30 Miles
Population	36,228	138,778	267,683
Median Household Income	\$48,785	\$53,777	\$58,249
Median Home Value	\$207,425	\$211,868	\$235,233
Median Age	35.6	36.8	35.0



Inland Port Arizona (IPAZ) is a ±2,738 acre Union Pacific rail-served mega site located in the Central Arizona Corridor between Tucson and Phoenix.

Availabilities at IPAZ

All parcels within IPAZ are development-ready with infrastructure plans in place.

Lot	Acres	Rail	Lot	Acres	Rail	Lot	Acres	Rail	Lot	Acres	Rail
1	SOLD	✓	10	25.00	✓	19	25.00	✓	28	15.00	✓
2	200.00	✓	11	30.00	✓	20	80.00		29	20.00	✓
3	155.60	✓	12	15.00	✓	21	80.00		30	174.33	✓
4	110.00	✓	13	15.00	✓	22	35.00	✓	31	60.00	
5	80.00		14	15.00	✓	23	40.00	✓	32	77.36	
6	466.44	✓	15	25.00	✓	24	20.00	✓	33	171.22	✓
7	SOLD		16	20.00	✓	25	20.00	✓			
8	100.00		17	20.00	✓	26	25.00	✓			
9	50.00		18	20.00	✓	27	22.00	✓			

Lot sizes are approximate

Fiber optic lines

- + Level 3 Communications
- + CenturyLink
- + Salt River Project (SRP)
- + Western Area Power Administration (WAPA)
- + Electrical District 3
- + Zayo



Parcels available from ±15 to ±900 acres, the park will provide solutions for users large and small

Electrical providers

- + APS
- + San Carlos Irrigation Project (SCIP)
- + Electrical District 3
- + Permitted for solar energy



An extensive development agreement is in place with the City of Coolidge and is transferable to all park users

Water

- + Irrigation grandfathered water rights
- + Access to on-site water wells or private utility
- + Approved water and waste water campus - capacity TBD



The park offers rail and non-rail served fully improved lots with build-to-suit options





INLAND PORT ARIZONA



Download
IPAZ Full Length
Brochure

Coolidge

(Within a 1-hour drive / 50 miles)

2,447,301

Total population

1,180,596

Total labor force

927,338

Total jobs

Population by generation

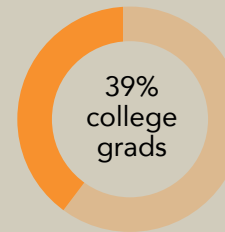
30% Millennial

14% Generation X

23% Baby Boomer

10% Greatest Generation

Population by education level



Associate: 9.0%

Bachelor's: 21.6%

Graduate: 12.0%

Close proximity to



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