

# SIGNAL BUTTE

Mesa's premier land site for data center development/high tech manufacturing in the heart of Mesa's Technology Corridor



## THE OPPORTUNITY

- One of Mesa's remaining premier Technology Corridor sites capable of supporting over 1M SF of data center development
- Ready access to power across the street to the SRP Browning substation with over 500 MW load capacity
- Abundant fiber at the doorstep of the site coming off Signal Butte and Elliott cross-streets
- Ready access to power, fiber and water all at the site's doorstep

## MESA'S TECHNOLOGY CORRIDOR

- Mesa Technology Corridor has been earmarked to support high tech industries with an opt-in process which can entitle and rezone sites in as little as 6 weeks
- The planned improvements to the area are already underway via significant road improvements and ingress/ egress access to Signal Butte
- The Mesa Technology Corridor is home to a number of national data center operators including Apple, DuPont Fabros and Microsoft

<b>Price / PSF</b>	\$22,200,000 / \$6.75 PSF
<b>Acquisition Type</b>	Fee Simple, As Is
<b>Location</b>	Located near the intersection of S. Signal Butte Road and E. Elliot Road, Mesa, Arizona
<b>Size</b>	±75.53 acres, or 3,290,086 SF.
<b>Parcel</b>	Maricopa County Agriculture Parcel 304-01-012D
<b>Seller</b>	Mortenson Development, Inc
<b>Zoning</b>	(AG) Agricultural
<b>Site Attributes</b>	The Site supports data center development in excess of 1M SF, inclusive of landing zone for a dedicated substation delivered within 15 months by SRP
<b>Infrastructure</b>	<b>Power</b> - Located directly across the SRP Browning Substation with service capacity of 500 megawatts <b>Water</b> - Mesa's water treatment facility coming online 3Q 2018 will provide for 24 million gallons per day (MGD) under Phase 1. Phase 2 and 3 will have capacity to deliver another 24 MGD Sewer and Water (served by Mesa) lines all in place at the east boundary line off Signal Butte. Gas ready available from Southwest Gas. <b>Fiber</b> - Abundant fiber located within close proximity along Signal Butte and Elliott Road via Zayo, Century Link & Cox

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