

SANTA CRUZ COMMERCE CENTER and ADOBE OFFICE SUITES FACT SHEET

Who: The Ak-Chin Indian Community (Community) established the Ak-Chin Industrial Park Board (Board) to develop, operate and manage the Community's industrial properties. The Board is responsible for the marketing, development and management of *Santa Cruz Commerce Center* (Commerce Center), the property surrounding the *Ak-Chin Regional Airport* (formerly Phoenix Regional Airport), and an interstitial property known as the Bunger Property, which includes the *Adobe Office Suites*. Charles Carlyle is Chairman of the four member Board, which includes two Community Members—Maria Hernandez and Franklin Sam—and one at-large Member—Leonard Gold. Phil Entz, AICP, currently manages the Commerce Center and Office Suites. Leasing inquiries are directed to 520-568-3246.

What: The Commerce Center was completely renovated between 2007 and 2008. It provides over 45 acres of shovel-ready land-lease opportunities at competitive market rates and is the largest improved industrial park in the City of Maricopa area. As part of the renovation, all utilities have been upgraded, new streets and landscaping installed, and water supply improvements are complete, allowing even a wider range of small green manufacturing and production facilities to be accommodated. The Commerce Center is looking to attract agribusiness; construction suppliers; fabricated metal manufacturing; rental and repair services; and aviation support services as well as other types of light industrial and commercial office/warehouse/showroom operations. Available lots range from 1.2 acres and up and may be combined to fit project needs.

The Mesquite Building, the first multi-tenant, office/warehouse complex, was completed in the Commerce Center in March 2011 and has just two suites left for lease. The office/warehouse lease spaces range from 1,500 to 3,100 square feet and include fully finished offices and restrooms. Tenant improvements can be provided by the Landlord and absorbed into a lease, or performed at the tenant's expense.

Executive office lease opportunities may also be available just east of the Commerce Center in the Adobe Office Suites. With fully furnished common areas, including a conference room and eat-in kitchen, the Office Suites' readily available executive suites, range from 110 to over 400 square feet and are available furnished or unfurnished. Currently, this space is fully occupied.

While the Office Suites are ideal for start-ups, satellite offices, and home office alternatives, tenants of the Commerce Center can take advantage of tax savings and below market lease rates provided by the Ak-Chin Indian Community location.

When: Lots in the Commerce Center and two suites in the Mesquite Building are available for immediate lease.

Where: The Commerce Center is located between the cities of Maricopa and Casa Grande on the northeast corner of Murphy Road and the Maricopa/Casa Grande Highway (Highway 238) in Pinal County, Arizona. The Office Suites are located just east of the Commerce Center and just north of Highway 238 at 12218 N. Maricopa Industrial Parkway, Maricopa, AZ 85138. The properties are immediately west of the newly renovated Ak-Chin Regional Airport (formerly Phoenix Regional Airport), which is located at 32514 W. Bud Road, Maricopa, AZ 85138.

Why: The mission of the Ak-Chin Industrial Park Board is to create a business environment which offers significant advantages to its tenants and encourages business innovation and jobs growth for both the Ak-Chin Indian Community and the surrounding communities at large.

