

## SANTA CRUZ COMMERCE CENTER AT A GLANCE

### PROPERTY INFO

Property Name	Santa Cruz Commerce Center
Property Address/Location	Hwy 238 between Murphy Rd. & Antone Street
City / County	Maricopa, AZ 85138 / Pinal County
Ownership Group and Structure	Ak-Chin Indian Community (Governmental entity)
Development / Management Group	Ak-Chin Industrial Park Board
Zoning	Industrial I-2 (Ak-Chin Indian Community Zoning Ordinance)
Site Dimensions	128.79 Acres, Arizona Commerce Authority Gold Certified shovel-ready site
Land Acreage Available	Approx. 45 acres currently available; planned expansion to approx. 450 acres
Site Description	The land for lease is cleared and level with all adjacent utilities in place.

### UTILITY INFORMATION

<b>Utilities Available to Site</b>	<b>Electric, water, sewer, telecommunications &amp; natural gas</b>
Power Capacity	5MW (looped system - manually swapped); provided by Ak-Chin Energy Services
Water Line Size, Pressure and Flows	8" line; 1250 gpm @ 60psi; provided by Ak-Chin Water Operations
Sewer Line Size, Pressure and Flows	8" line; gravity system; 300+ gpm capacity adjacent to site: provided by Ak-Chin Water Operations
Natural Gas Line Size and Pressure	Existing 2" line on Peters & Nall Rd. can be extended less than 500' to site. Pressure is 28psi. Sleeving already placed under all streets. Provided by Southwest Gas Corporation

### Future Utilities Available to Site

Future Capacity of Water System	Currently planned to increase to 2200gpm with 600,000 gal. storage and 750,000 gpd capacity. Increases are tenant-driven. Booster pump capacity-increase project completed June 2015.
Future Capacity of Wastewater System	Currently planned to increase plant capacity to between 19,000 and 62,000 gpd. Increases are tenant-driven.
Telecommunications	T-1 Fiber-Optic extensions planned for 2018

### Industrial Discharge Requirements

Acceptable Parameters for Discharge (BOD, pH, TSS, COD, etc)	Conformance to U.S. EPA standards is enforced.
Pre-treatment Discharge Thresholds	Conformance to U.S. EPA standards is enforced.

### TRANSPORTATION ACCESS

Proximity to Major Interstates or State Highway	Property fronts Arizona Hwy 238; Distance to Interstate 10 - 18 miles; Distance to Interstate 8 - 13.5 miles
Rail Service	UPPR parallels site, but no direct access
Airport Access	Ak-Chin Regional Airport, Maricopa - 3 miles; Sky Harbor International, Phoenix - 38 miles

### OTHER SITE INFORMATION

Flood Plain Information	Not within 100 or 500 year flood plain
Height Restrictions	Limit of 56'; with availability of special use permit to 80'
Environmental Assessment	Phase 1 ESA completed for entire Commerce Center; no hazardous materials/ substances
Endangered species/archeological lands	Endangered Species study and Cultural Resource survey completed June 2010

