

LEASE CUSTOMIZATION / LOW LEASE RATES

We Customize Leasing Solutions on an Individual Basis

Partners in Success Model

The greatest challenge for a potential tenant is understanding the advantages of an on-Reservation lease. The Ak-Chin Industrial Park Board works in partnership with potential and existing tenants to answer questions, alleviate anxiety, and resolve any concerns that might surface. The Ak-Chin Indian Community has had great relationships with our tenants because we tend to view ourselves as partners in helping in the tenant's success.



Flexible Lease Terms

Lease terms are negotiated on a case-by-case basis. Mutually beneficial terms can be crafted for small to large tenants, depending on length of lease and benefit to local economy.

Project Fast-Tracking

Recognizing the need to offer a business-friendly environment which allows businesses to relocate and expand in the Community rapidly and efficiently, Ak-Chin is committed to streamlining and simplifying, where possible, its governmental permitting processes.

Build-to-Suit Funding

A build-to-suit option is available for well-qualified tenants at the Commerce Center. The option can substantially reduce front-end costs for a new facility, with monthly payments being competitive with Owner-built and typical Developer-based build-to-suit alternatives. This allows qualified lessees to devote funds to their operations rather than capital expenses.

Low Lease Rates

- The base lease rate in the Mesquite Building (the office/warehouse complex recently constructed by the Community at SCCC) historically has run about 20% below current base leases in the City of Maricopa.
- Land lease prices are competitive with rural areas adjacent to Casa Grande, Stanfield, and Eloy, and SCCC offers a better location.
- With a build-to-suit option, monthly lease rates can be lower because building and tenant improvement costs are amortized over a longer lease period than with traditional financing.



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