

SANTA CRUZ COMMERCE CENTER AT A GLANCE

PROPERTY INFO

Property Name	Santa Cruz Commerce Center
Property Address/Location	Maricopa-Casa Grande Highway 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-1 & 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

Utilities Available to Site

Electric, water, sewer, telecommunications & natural gas	
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 2016.
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 2019

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 Maricopa-Casa Grande Highway; Distance to Interstate 10 - 18 miles; Distance to Interstate 8 - 13.5 miles
Rail Service	UPRR 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 EA completed for entire Commerce Center; all environmental and cultural conditions have been cleared regarding the property
Endangered species/archeological lands	Endangered Species study and Cultural Resource survey completed June 2010

