

CASE STUDY

Hickman's Family Farms

Size: 1,417,390 SF (approx. 35.33 acres)

Type of Project: Industrial – Egg Ranch Processing Plant & Hen Houses

Lease Type: Build-to-suit

Construction budget: \$7.5 million

Time in design: 120 days

Construction time: 10 months

Completed: August 2003

Jobs Created: 58



Description: With its expansion to *Santa Cruz Commerce Center*, Hickman's has grown to be one of the nation's largest and most successful egg farms. Initial construction included:

- 130,200 SF for 4 poultry houses for 1,200,000 laying hens
- 10,000 SF for egg processing plant
- 10,000 SF cold storage
- 10,000 SF dry storage
- 3,000 SF office

The Ak-Chin Industrial Park Board implemented the following improvements to the Hickman's site in the industrial park:

- Expanded water lines and sanitary sewer lines
- Provided potable water acceptable for consumption by the laying hens and processing eggs
- Extended power lines to provide electrical service
- Constructed and improved street and access roads
- February 2005-added 40,000 SF for 5th poultry house

With its lease renewal in 2014, additional expansion included:

- Approx. 90,000 SF for 2 additional poultry houses
- Completion: July 2014

“

With a shared heritage in



farming, Ak-Chin and Hickman's have cultivated a strong partnership. In an environment committed to product excellence, long-term environmental sustainability, and high standards for food safety, our business has been able to grow and expand.”

**BILLY HICKMAN, VP,
HICKMAN'S FAMILY FARMS**

For leasing info:

520-568-3246

leasing@leaseakchin.com

www.leaseakchin.com

BROKERS WELCOME



CASE STUDY

M & S Equipment, a Case IH Farm Equipment Dealership



Size: 9,000 SF (approx. 3.11 acres)

Type of Project: Industrial –Commercial Existing Building

Lease Type: Tenant Lease

Construction budget: Initial Phase minor renovations: approx. \$24,000; Phase 2 renovations: \$175,000

Time in design: 60 days

Construction time: 90 days

Completed: Initial Phase: August 2006; Phase 2: April 2011

Jobs Created: 11

Description: In 2006, initial building improvements to an existing commercial building were performed. Additional building improvements were made by the Ak-Chin Industrial Park Board in 2011 to conform to the new standard of quality established for the Commerce Center.

- Renovations included:
- Replacing the roof and all overhead doors
- Updating air-conditioning and evaporative cooling systems
- Refreshing all exterior surfaces
- Installing a stone façade and complementary architectural features



“ We had never leased in our company’s history. We were a little nervous to do so. I can tell you honestly that Ak-Chin has been great to work with. They took the time and effort to listen to our concerns and wishes and structured a lease that works well for us and our style of business.”



**BRENT SCOTT, VP & GENERAL MANAGER,
M&S EQUIPMENT, INC.**

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CASE STUDY

Mesquite Building, a Multi-tenant Office/Warehouse Complex

Size: 81,545 SF (1.87 acres)

Type of Project: Multi-tenant office/warehouse complex

Lease Type: Tenant lease

Construction budget: \$1.6 million, including TI's

Time in design: 4 months

Construction time: 10 months

Completed: May 2011

Jobs Created: 18 (tenant employment)

Description: Fully customized flex space bays that can be combined

- The only leasable space of this kind in the Maricopa area
- Conveniently located for businesses serving both Maricopa & Casa Grande
- Attractive lease rates for small businesses
- In the first year, the building was constructed and fully leased



... for a new business starting out, the price was affordable, and terms doable for us.



We could not have made this dream a reality anywhere else.”

BETH MUNDELL, OWNER
ROCKSTAR ARIZONA - CHEER, TUMBLING, & DANCE



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BROKERS WELCOME





AK-CHIN INDIAN COMMUNITY

Equality for All for a Brighter Tomorrow

CASE STUDY

UltraStar Multi-tainment Center at Ak-Chin Circle

Size: 165,000 SF (50 acres)

Type of Project: Mixed use family entertainment complex

Project Type: Management contract

Construction budget: \$50 million

Time in design: 4 months

Construction time: 10 months

Completed: November 2012

Jobs Created: 350

Description: One of the largest and most highly advanced facilities of its kind

- 12-screen, state-of-the-art cinema with 3D capabilities and motion seats
- VIP theater seating with full bar service and seat-food ordering
- 24-lane bowling center that includes an 8-lane section with fireplace and VIP seating
- Sports bar including 13, 55-inch televisions, pool tables, darts, and shuffleboard
- Full-service restaurant seats 138 with outdoor dining and a glass water wall
- 2-story laser tag and arcade
- Outdoor amphitheater



“Never in our twenty years have we worked with a group so determined for excellence ... I am honored to be a part of Ak-Chin’s history and to work with a team of such high character and dedication to growth.”

ALAN GROSSBERG,
PRESIDENT AND CEO OF ULTRASTAR CINEMAS

