



±961 Acre Master Planned
Industrial Park

Build-to-Suit For
Sale or Lease

User Land Sales

Planned Development of
Over ±10 Million SF

LogistiCenter[®] at Copperwing

Northern Parkway & Dysart Road | El Mirage, AZ

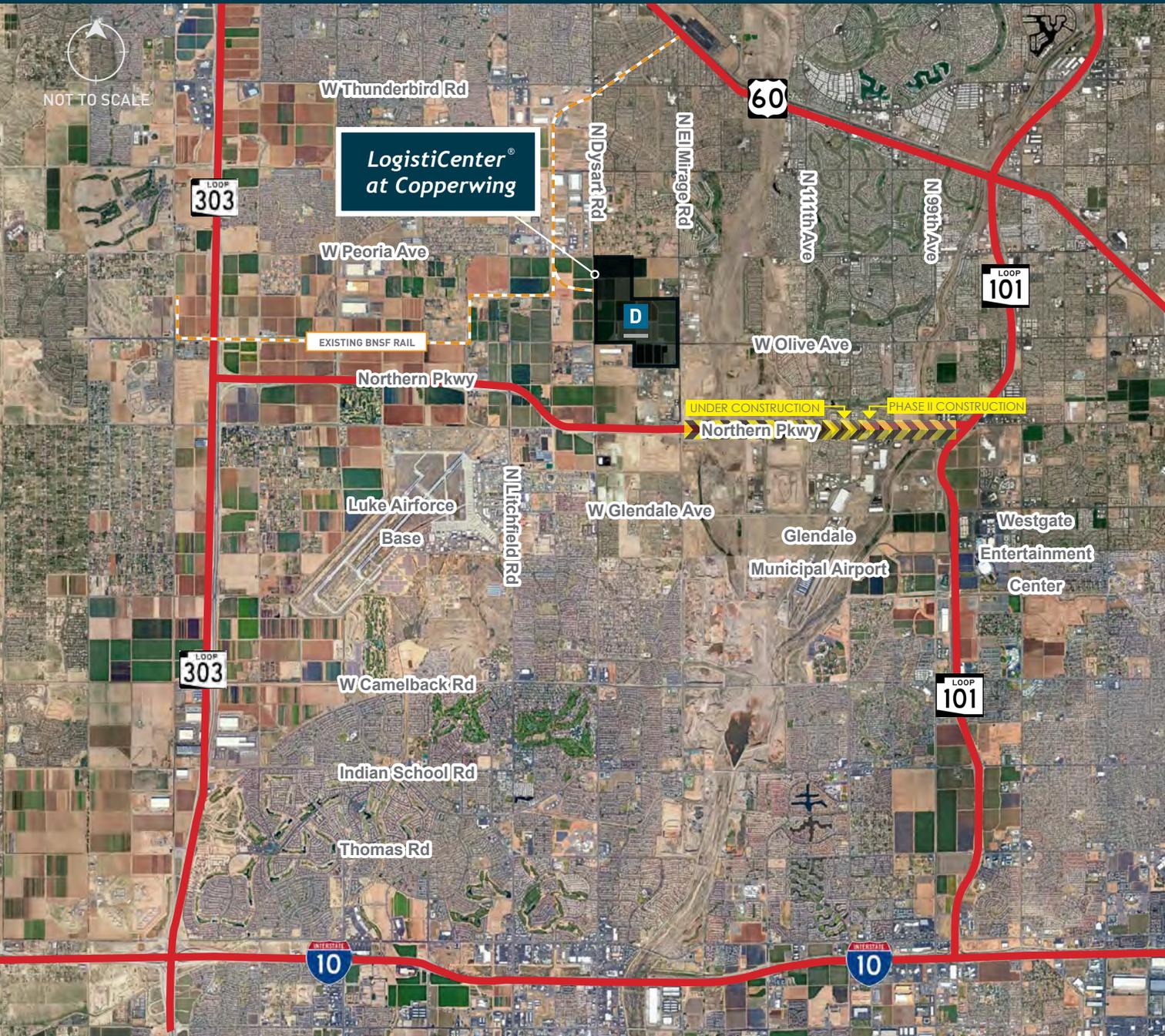
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LogistiCenter® at Copperwing

LogistiCenter® at Copperwing will be one of the largest industrial parks in Arizona history.



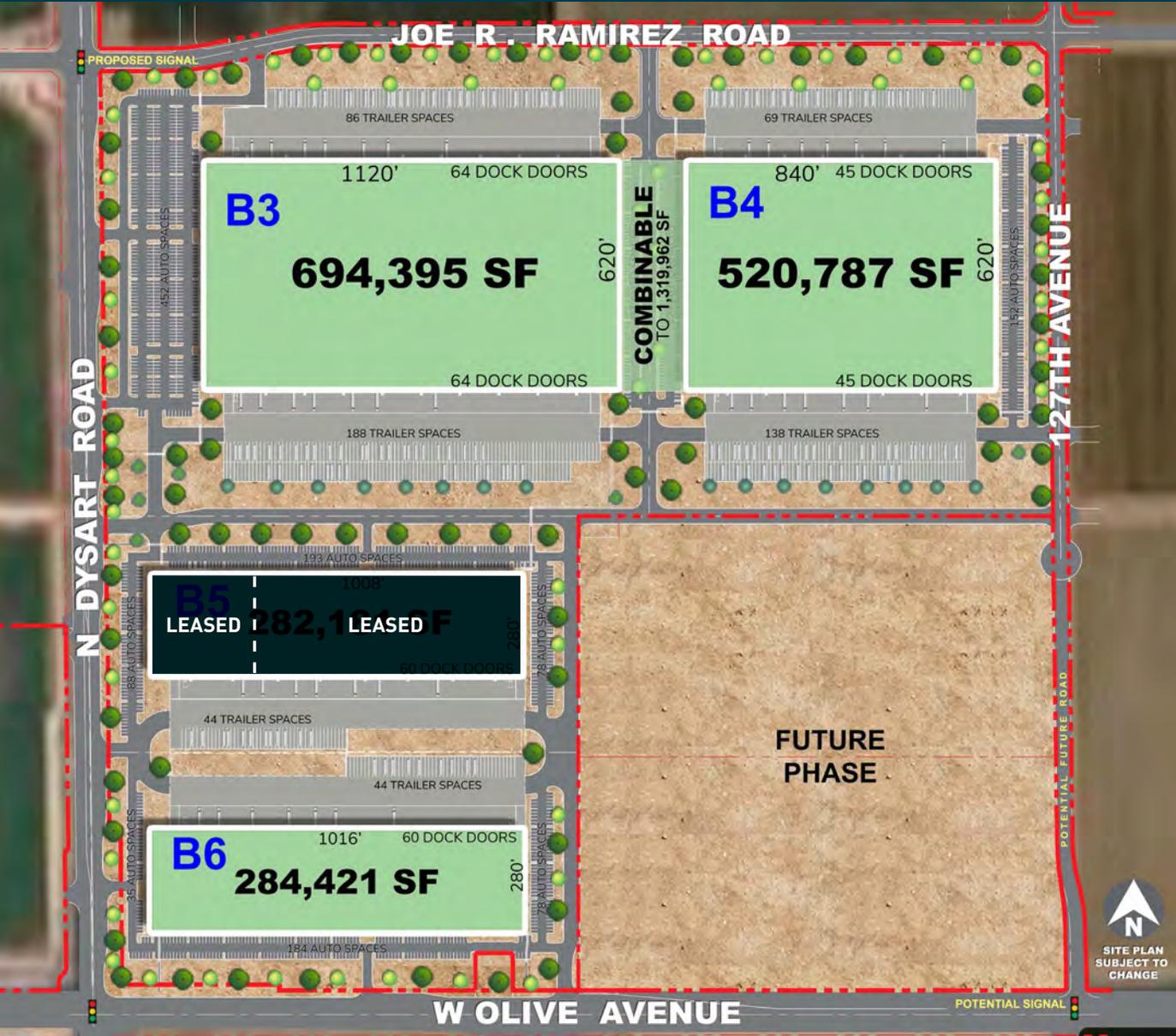
Property Highlights

- Controlled Class A building design for modern logistics use
- Abundant labor pool
- Immediate access to major expressways – two full interchanges on new Northern Parkway Expressway
- ±4 hours to Inland Empire
- ±5.5 hours to Los Angeles ports
- Close proximity to Westgate entertainment district
- Foreign Trade Zone tax credit eligible



Phase 1 - ±1,781,784 SF

- Buildings combinable up to ±1,319,962 SF and divisible down to ±75,000 SF
- Foreign Trade Zone tax credit eligible



Property Specs	B3	B4	B6
Building Size (SF)	694,395	520,787	284,421
Space Available (SF)	694,395	520,787	284,421
Site Area (Acres)	40.0	32.6	18.1
Office Area (SF)	BTS	BTS	2,711 (Expandable)
Clear Height	40'	40'	36'
Building Dimensions	1120' x 620'	840' x 620'	1016' x 280'
Column Spacing	56' x 50'	56' x 50'	56' x 50'
Loading Bay	60'	60'	60'
Truck Court Depth	190'	190'	135'-190'
Dock Doors	128	90	60
Drive-In Doors	4	4	2
Trailer Parking	274	207	44
Auto Parking	519	279	297
Floor Thickness	8"	8"	7"
Warehouse Lighting	LED (30 FC)		
Fire Protection System	ESFR		
Electrical Service	3,000 Amps (Expandable)		
Roof Type	60 Mil TPO		

ALL MEASUREMENTS ARE APPROXIMATE



NOT TO SCALE

**LogistiCenter[®]
at Copperwing**



LogistiCenter[®] at Copperwing

Area Amenities

Corporate Neighbors



LogistiCenter[®]
at Copperwing

LOOP 303

60

W PEORIA AVE

PUMA

Expeditors
SWP
Caveo

SEATTLE-TACOMA
BOX
COMPANY

OLIVE AVENUE

NORTHERN AVENUE

NORTHERN PARKWAY (EXISTING)

NORTHERN PARKWAY
UNDER CONSTRUCTION

LOOP 101

Walmart

Microsoft

DESERT DIAMOND
WEST VALLEY CENTER
ATL Bldg

BETHANY HOME ROAD

GLENDALE AVENUE

GLENDALE AVENUE

CONAIR

Tanger
Outlets

WESTGATE
ENTERTAINMENT DISTRICT

ARIZONA
CARDINALS

INDIAN SCHOOL ROAD

LOOP 303

CAMELBACK ROAD

INDIAN SCHOOL ROAD

107TH AVENUE

THOMAS ROAD

FERRERO

DAIMLER

BULLARD AVENUE

DYSART ROAD

THOMAS ROAD

99TH AVENUE

LOOP 101

THOMAS ROAD

STATE LAND
DEPARTMENT

VAN BUREN ROAD

VANTAGE

SANMAR

UNITED STATES
POSTAL SERVICE

COSTCO

PET SMART

MCLANE

YUMA ROAD

PERRVILLE ROAD

LOOP 303

SARIVAL AVENUE

amazon

UPS

amazon

amazon

VAN BUREN ROAD

amazon

amazon

amazon

amazon

amazon

GOODYEAR AIRPORT

PERRVILLE ROAD

LOOP 303

Federated

amazon

ANDERSEN

Huhtamaki

cornerstone

amazon

ANDERSEN

Huhtamaki

cornerstone

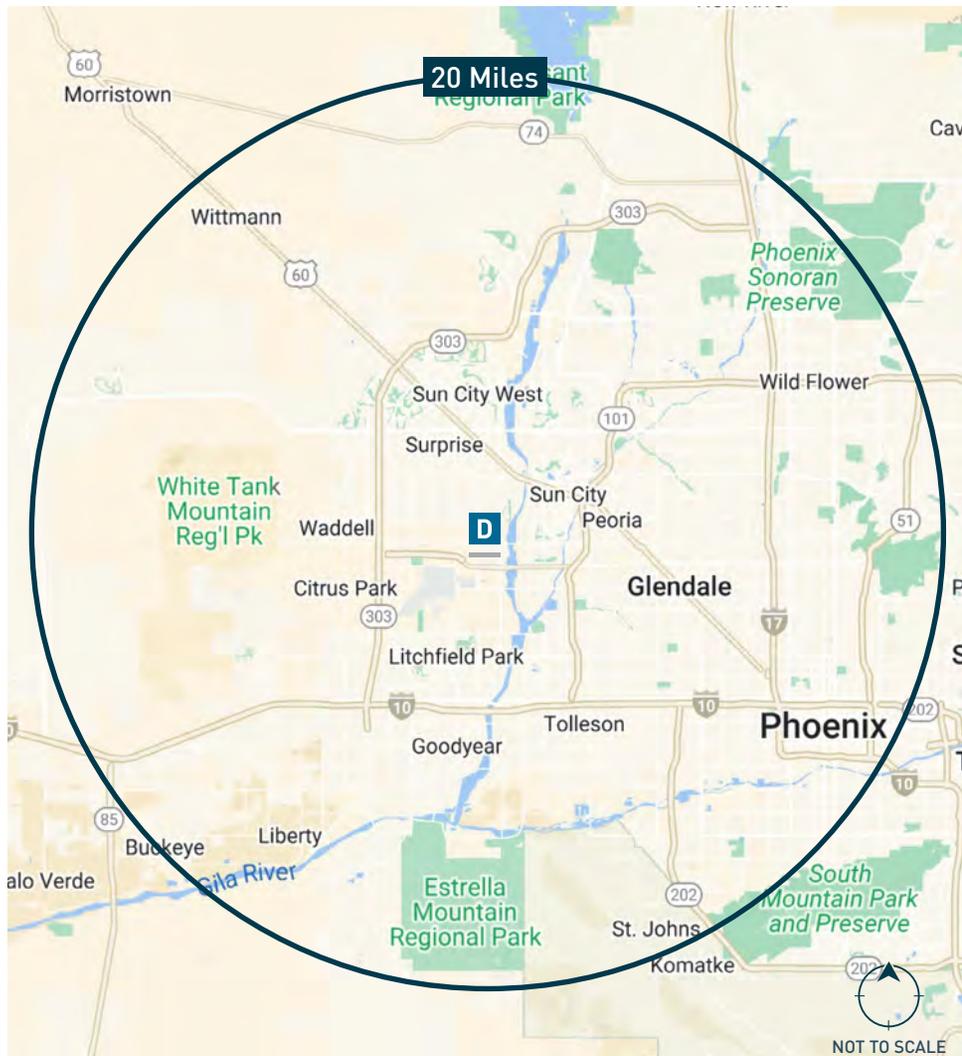
amazon

NOT TO SCALE

Not To Scale

Demographics

20-Mile Statistics



	5 Miles	10 Miles	20 Miles
Businesses	3,804	17,957	58,051
Employees	51,583	235,354	832,894
Total Households	76,503	344,487	863,133
Average Household Income	\$83,043	\$90,579	\$93,014
Median Age	38.6	37.1	35.2
2022 Population	202,826	964,755	2,415,635
2027 Five Year Projected Population	210,314	1,001,571	2,507,672
Median Household Income	\$62,814	\$68,993	\$67,972



832,894 Employees



58,051 Businesses



2,415,635 Population



1,054,839 Daytime Workers

Location

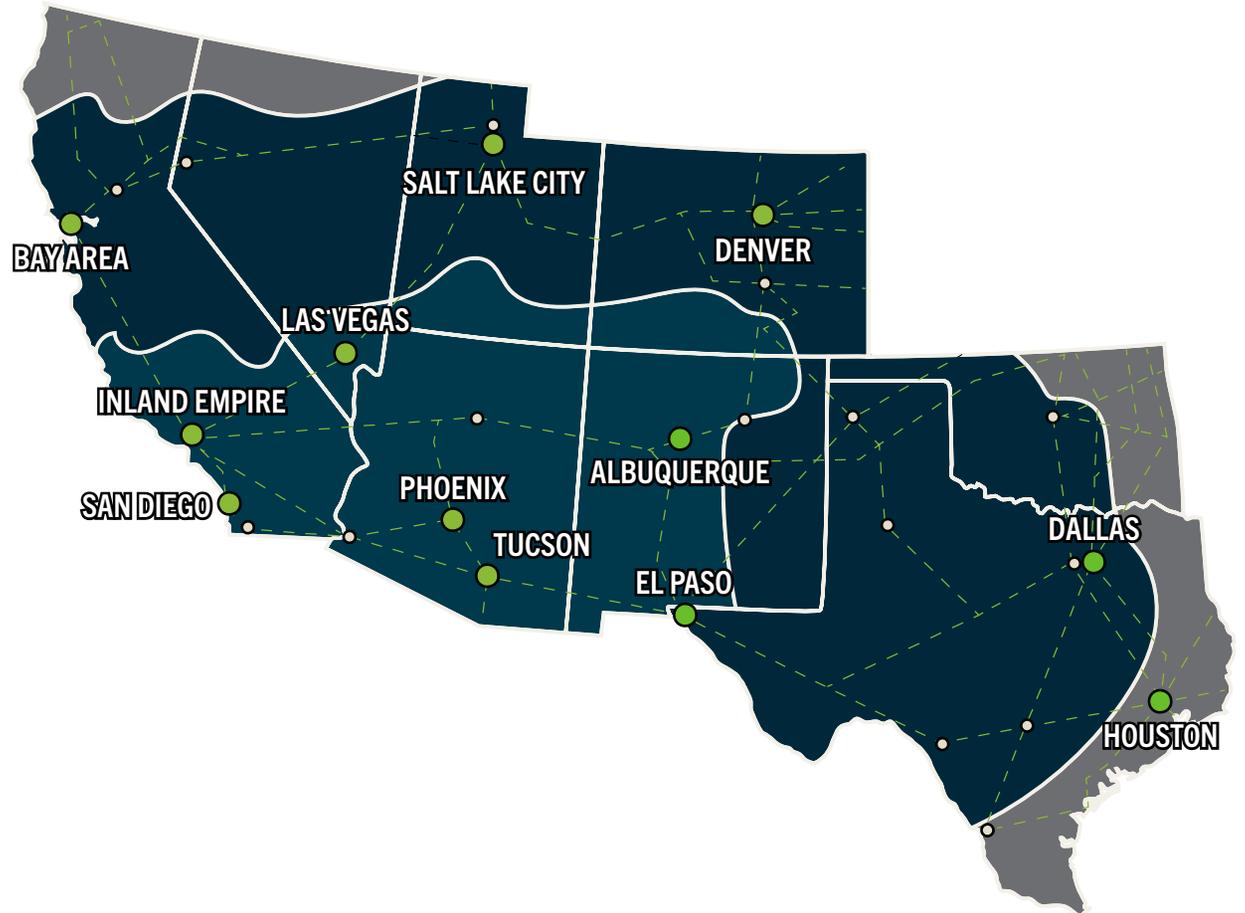
Highway Travel Times From Phoenix

City	Miles	Hours
Tucson	125	1.8
Las Vegas	285	5.3
Inland Empire	310	4.1
San Diego	350	4.8
El Paso	440	6.0
Albuquerque	475	6.3
Salt Lake City	653	11.0
Bay Area	750	12.0
Dallas	1,120	15.0
Houston	1,185	17.5

ALL MEASUREMENTS ARE APPROXIMATE

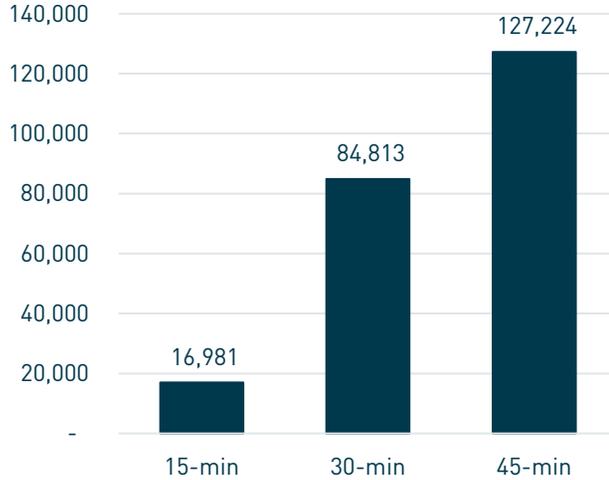
Legend

-  Rail Ways
-  1-Day Highway Delivery
-  2-Day Highway Delivery
-  3-Day Highway Delivery

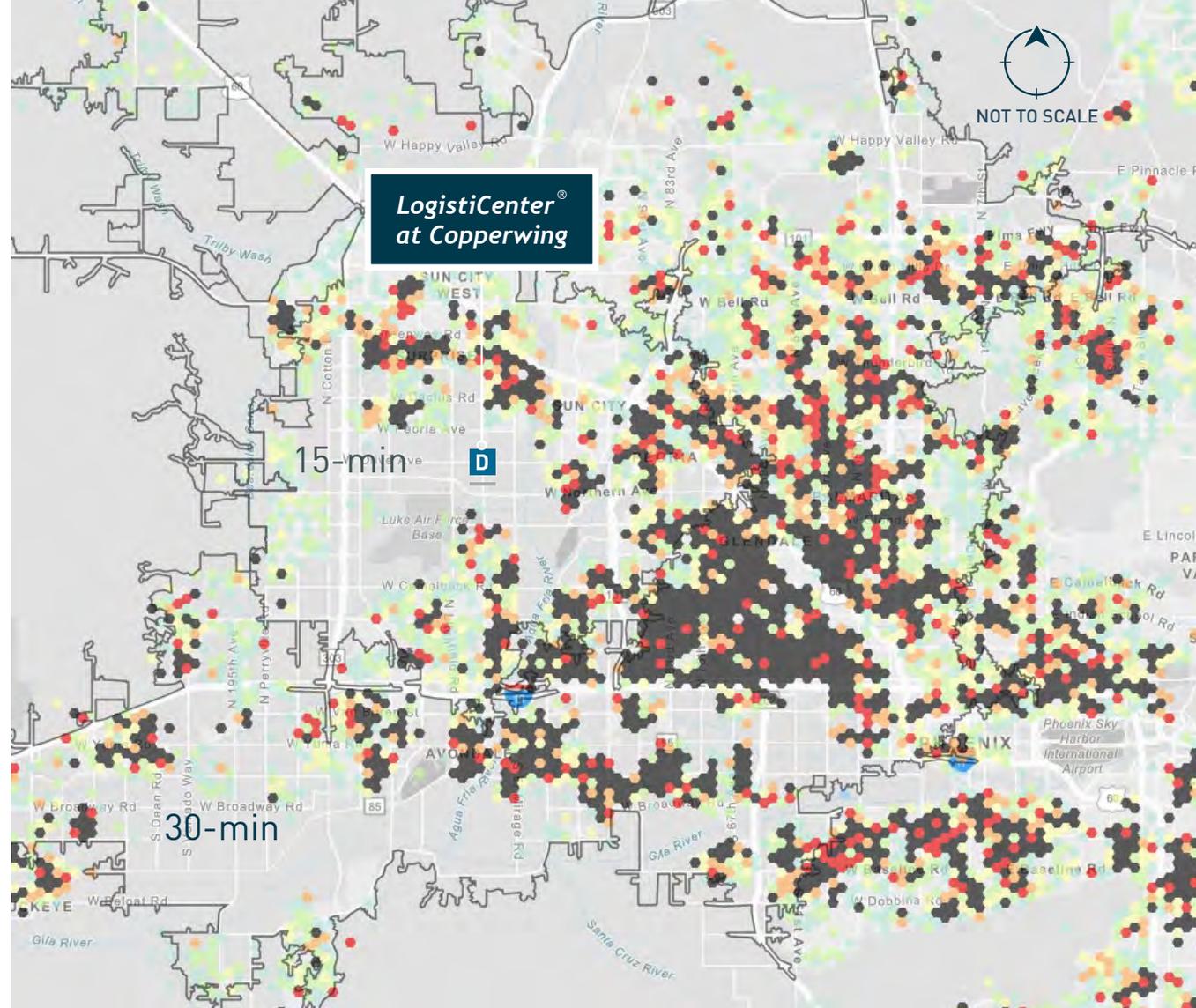
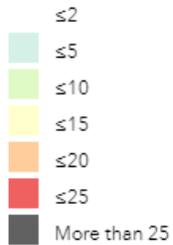


LogistiCenter[®] at Copperwing

Transportation/Moving Occupations Applicant Pool



Transportation/Moving Occupations Applicant Pool - Phoenix



Distribution & Warehouse Skills

The western submarkets of the Phoenix metro have the deepest concentrations of distribution warehouse skills in the area, including West Phoenix, Glendale and Peoria. However, smaller clusters of these skills can be found in the south and east submarkets including South Phoenix and Central Mesa.

The subject site is located proximate to the deeper concentrations of the desired skills, able to access these submarkets within a 30-minute commute and able to access over 84,000 workers in the Transportation and Moving occupations.

Labor Cost Differential

Starting Wages

Labor Analytics identified select transportation and logistics occupations to identify market median wages and compare them to the national average.

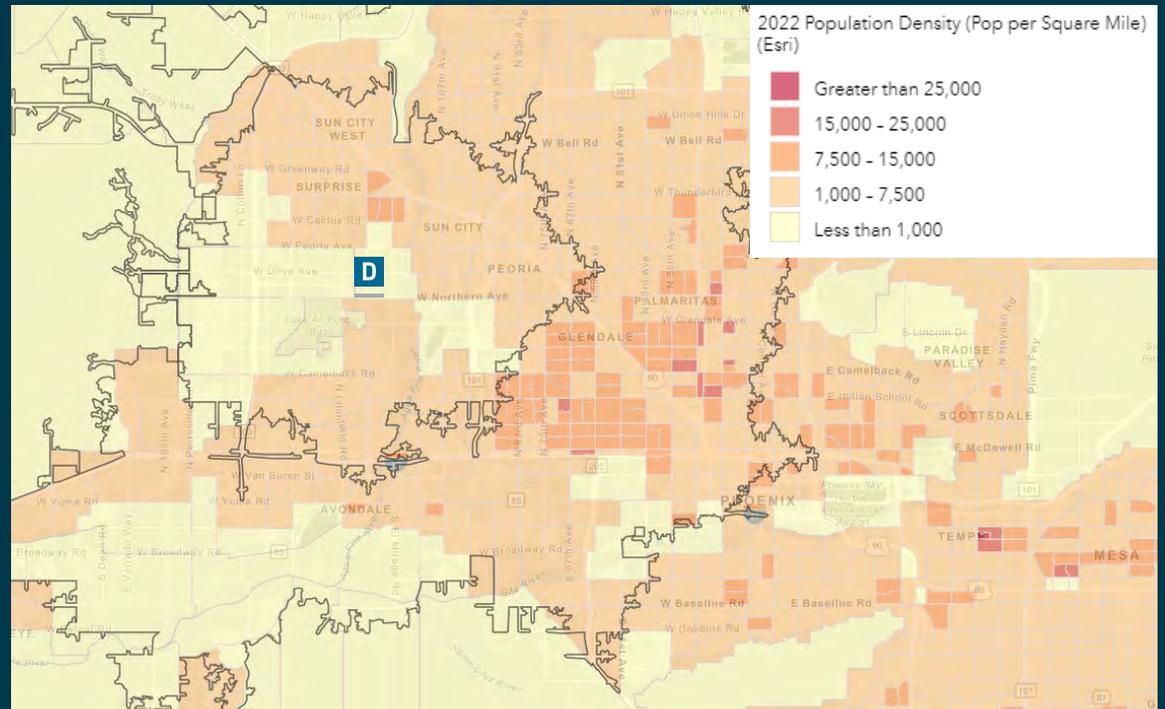
- Wages near the LogistiCenter at Copperwing site are 4.5% to 8.5% below the national average, providing a favorable labor cost position.
- Wages displayed are the median wage for the title at 1 year experience base wage (excluding bonuses, shifts, benefits, etc)
- Supervisor wages are at 3 years experience
- Actual wages may differ by employer based on size, specific job requirements and market demand.

Median Hourly Wage Comparison



Population Density

Like the concentration of distribution and warehouse workforce, densities of population and workforce are located primarily among the west, south and select east submarkets, including Surprise, Peoria, Glendale and Mesa.



Foreign Trade Zones

LogistiCenter[®] at Copperwing is seeking FTZ approval for all users within the park.

El Mirage is a member of the Greater Maricopa Foreign Trade Zone (GMFTZ) and as such, supports the FTZ project underway for the LogistiCenter[®] at Copperwing. Once FTZ approval occurs, all users within the project, may operate an FTZ simply by activating their operations with U.S Customs. The FTZ designation and tax support has already been completed by ownership. This will shorten the start-up timeline for “Live Zone operations” by over 50%.

FTZs are areas designated to facilitate and encourage international commerce with opportunities to reduce your cost of operations for companies qualifying for this federal program. The benefits are described below.

Benefits within a FTZ

Property Tax Savings

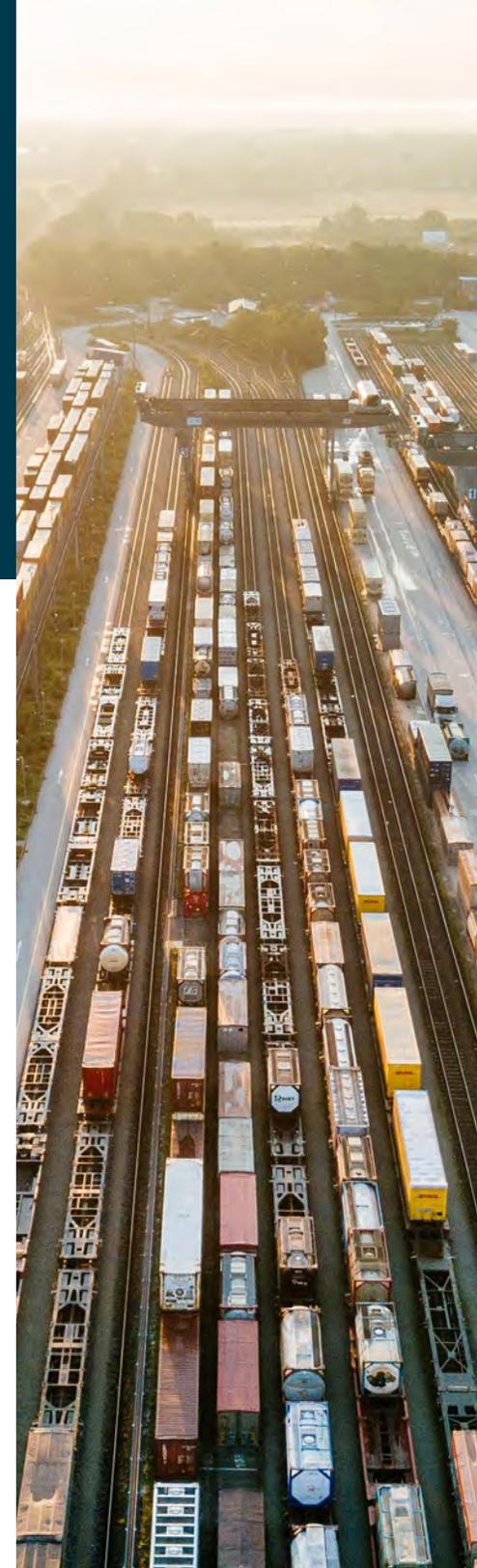
- Reduce Arizona real and personal/equipment property taxes on investments by as much as 72%.
- Arizona state law allows for any property in a FTZ that is approved and activated to be re-classified down from 18% valuation to 5% valuation.

Reduced Fees/Streamlined Procedures

- Reduced paperwork – Consolidated weekly entry process reduces fees.
- Reduced supply chain time – Faster customer clearance with special direct delivery procedures.
- Lower fees – Reduction can be up to \$1 million in savings annually.
- Duty Deferral and Reduction – Duty is paid on end products only when goods enter the U.S.
- Duty Elimination – Foreign merchandise in the FTZ may be re-exported free of duty and federal excise tax. No duty is paid on goods scrapped, wasted or destroyed in a FTZ.

Security

- Activated FTZ operators enjoy the highest level of security. This allows operators to negotiate lower insurance rates.





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El Mirage, AZ

About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenter[®] Brand

LogistiCenter[®] is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter[®] facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About CBRE

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